

WEBVTT

1

00:00:03.360 --> 00:00:04.770

Adam Kaufman: Okay, Christopher all set.

2

00:00:05.190 --> 00:00:05.520

Okay.

3

00:00:06.540 --> 00:00:11.040

Christopher Carthy: All right, good evening, ladies and gentlemen, welcome to the planning board meeting of March eight.

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00:00:12.240 --> 00:00:16.139

Christopher Carthy: We have with us this evening planning board members deep sorrow.

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00:00:17.460 --> 00:00:28.410

Christopher Carthy: Jim Jensen Larry wheezy and my name is Chris Carthy we also have with us town planner Adam talisman town planning Secretary Valerie has a Mon.

6

00:00:29.370 --> 00:00:41.100

Christopher Carthy: Town attorney rolling baroni town consulting engineer jojo melly and conservation board member George repo George, thank you for being with us tonight.

7

00:00:43.290 --> 00:00:44.970

Christopher Carthy: So with that said.

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00:00:46.380 --> 00:01:00.780

Christopher Carthy: We are ready to commence the planning board meeting and the first item on the agenda is a public hearing it's for 164 East middle patent road and thou is the paperwork, in order for 160 40 split open road.

9

00:01:01.470 --> 00:01:02.100

Valerie B Desimone: Yes, it is.

10

00:01:03.870 --> 00:01:09.150

Christopher Carthy: So Steve sorrows going to read the notice of public hearing for the public hearing, please.

11

00:01:09.960 --> 00:01:16.560

Steven's Sauro: Thanks for noticing here by, given that the north Castle planning Board will hold a public hearing online at nc TV.

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00:01:17.040 --> 00:01:28.050

Steven's Sauro: And in armonk and thankful on nc TV cablevision 18 and verizon 39 and North white plains, on Monday march 8 2021 at 7pm or soon thereafter.

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00:01:28.620 --> 00:01:37.170

Steven's Sauro: When any person may be injured in favor of or against the 164 Eastern open road site plan application regarding an alteration to the existing.

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00:01:37.560 --> 00:01:45.960

Steven's Sauro: single family dwelling including new second story edition new walkway tree removal, how to your restoration and shed restoration.

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00:01:46.530 --> 00:01:56.010

Steven's Sauro: The property is located at 164 East middle pattern road and known on the North Castle tax maps as a lot 95.02 dash to dash 22.

16

00:01:56.640 --> 00:02:10.950

Steven's Sauro: And located within the are for a zoning district public comments can be submitted to planning at North Castle ny.com during the meeting an invitation to the meeting will be given if you would like to provide comments to the board during the meeting.

17

00:02:12.720 --> 00:02:13.860

Steven's Sauro: Chris so you.

18

00:02:14.310 --> 00:02:18.510

Christopher Carthy: All right, thank you, thank you Steve Okay, I just want to say that.

19

00:02:19.740 --> 00:02:35.490

Christopher Carthy: we're looking forward to the applicants presentation here, but I want to let the board know and the public know that I did receive an email about this application and I will address that email after the applicant makes his or her submission.

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00:02:35.820 --> 00:02:42.480

Adam Kaufman: and Chris Christopher I also have another email that came in within the last minute, or so, so I can read that when.

21

00:02:42.690 --> 00:02:43.080

Adam Kaufman: you're ready.

22

00:02:44.250 --> 00:02:49.260

Christopher Carthy: For that went over to me as well, just so I can read it as well not literally read it, but I just want to be able to.

23

00:02:49.290 --> 00:02:54.270

Adam Kaufman: Yes, I will try to do that, we also have a few people in the waiting room ready to comment whenever you.

24

00:02:55.140 --> 00:02:57.060

Christopher Carthy: Okay let's let's let the applicants.

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00:02:57.060 --> 00:03:01.740

Christopher Carthy: speak and then address the people in the waiting room and the emails truly.

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00:03:06.870 --> 00:03:11.790

Adam Kaufman: So Steve or Giuliana at this point, you should make your presentation to the public and the board.

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00:03:12.930 --> 00:03:14.820

steve: Okay, thank you, Adam.

28

00:03:15.180 --> 00:03:35.010

steve: Sure, thank you board for allowing me to make this presentation, my name is Steve bilodeau i'm the owner of the property and my architect was like trying to get in I don't know if he's in yet, and he was going to present, but let me pull up the plans, so I could get this.

29

00:03:36.660 --> 00:03:37.110

Second.

30

00:03:42.630 --> 00:03:43.770

steve: bear with me one second.

31

00:03:47.100 --> 00:03:47.670

steve: Can you hear me.

32

00:03:48.150 --> 00:03:50.490

Adam Kaufman: yeah I just let loose and I see him.

33

00:03:50.970 --> 00:03:56.550

steve: Coming okay okay cuz he may have the I don't have the presentation of them, I have to pull it up on my screen.

34

00:03:56.940 --> 00:03:57.660

Adam Kaufman: Okay, great.

35

00:03:59.970 --> 00:04:00.780

steve: Lou are you there.

36

00:04:00.960 --> 00:04:01.440

Lou Demasi: yeah i'm here.

37

00:04:02.340 --> 00:04:04.320

steve: Do you have do you have the presentation.

38

00:04:05.370 --> 00:04:05.790

Yes.

39

00:04:06.810 --> 00:04:07.290

steve: Okay.

40

00:04:07.920 --> 00:04:13.050

Christopher Carthy: Do you have you on in the background, so just turn you have your your end ctv live.

41

00:04:13.230 --> 00:04:15.510

Christopher Carthy: on in the background, so just turn that off, please.

42

00:04:15.990 --> 00:04:17.190

Lou Demasi: I just turned it off just.

43

00:04:17.310 --> 00:04:18.600

Thanks thanks.

44

00:04:29.850 --> 00:04:30.960

Lou Demasi: You guys see that.

45

00:04:32.190 --> 00:04:32.910

Christopher Carthy: Yes.

46

00:04:38.490 --> 00:04:48.690

Lou Demasi: Alright, so um, this is the House that we're proposing to do as you could see it's a second story addition to an existing sick single family house.

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00:04:49.860 --> 00:05:01.500

Lou Demasi: Right now that the two houses, down to the Foundation in anticipation of getting this approval to start building this this this addition to this home.

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00:05:03.300 --> 00:05:05.130

Lou Demasi: site plan is such that.

49

00:05:06.330 --> 00:05:07.350

Lou Demasi: scroll down to it.

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00:05:12.720 --> 00:05:13.950

Lou Demasi: says here's the property.

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00:05:18.060 --> 00:05:22.920

Lou Demasi: The existing house is located in this spot here the footprint is remaining to be the same.

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00:05:24.000 --> 00:05:32.430

Lou Demasi: here's the location of the shed in question, and also the pool area that we're looking to restore so we went through all the avenues.

53

00:05:32.970 --> 00:05:39.750

Lou Demasi: Getting a variance going through the architecture review board and also going through the conservation board to get their approvals.

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00:05:40.260 --> 00:05:50.850

Lou Demasi: So we're for tonight to you know just keeping this presentation going and trying to seek approvals from the planning board, because this is an historic district.

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00:05:55.470 --> 00:05:58.290

Lou Demasi: I don't know if there's any questions that you'd like me to answer.

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00:05:58.770 --> 00:06:01.650

Christopher Carthy: For you say historic district, do you mean scenic district or.

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00:06:03.570 --> 00:06:04.440

Adam Kaufman: A scenic road.

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00:06:04.710 --> 00:06:07.260

Adam Kaufman: Yes, I plan on approvals required by the planning board.

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00:06:08.520 --> 00:06:09.510

Lou Demasi: Thank you for that correction.

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00:06:17.130 --> 00:06:19.470

Adam Kaufman: Christopher you want me to read the comment, we just.

61

00:06:20.190 --> 00:06:25.770

Christopher Carthy: I mean, is there any comments from the planning board members of the board, have any questions before we invite the public into the meeting.

62

00:06:27.450 --> 00:06:30.120

Steven's Sauro: So I wouldn't mind having the public comment.

63

00:06:30.150 --> 00:06:43.740

Christopher Carthy: Alright alright so let's let's hear from the public, and I have that one email i'd like to read that them to I think it's pretty particularly important that Joe here is that one email from Todd Noonan.

64

00:06:44.250 --> 00:06:47.790

Christopher Carthy: But otherwise, if you have another one they go ahead, Adam and advice all.

65

00:06:48.210 --> 00:06:51.450

Christopher Carthy: Right let's invite people who are in the waiting room first, please.

66

00:06:51.510 --> 00:06:53.580

Adam Kaufman: You want me to invite them all the time.

67

00:06:54.180 --> 00:06:55.350

Christopher Carthy: However, you want to handle that.

68

00:06:56.160 --> 00:07:00.030

Adam Kaufman: yeah that's that's fine just let me go through it all awesome.

69

00:07:20.370 --> 00:07:20.670

Okay.

70

00:07:21.840 --> 00:07:26.760

Adam Kaufman: Three of Rod and Stacy with us wanted to speak about this application.

71

00:07:27.780 --> 00:07:36.450

Adam Kaufman: And i'll read you the email I just received from Christopher robin's at 167 East middle patent road.

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00:07:37.170 --> 00:07:42.840

Adam Kaufman: He says, our front porch where we spend a great deal of time it looks directly at the property and the plan home.

73

00:07:43.590 --> 00:07:55.980

Adam Kaufman: We are glad the old rotting houses being removed and replaced with a nice new house, we think it is fine that the new House will be larger than the previous home, we have reviewed the latest plans and can't wait to see them finished Christopher robin's.

74

00:07:56.160 --> 00:07:58.890

Christopher Carthy: But what a name like that argue.

75

00:08:01.020 --> 00:08:03.750

Christopher Carthy: I mean, I hope everyone understands how special that name is.

76

00:08:03.810 --> 00:08:04.290

Yes.

77

00:08:08.400 --> 00:08:15.030

Christopher Carthy: Okay um so I have Mr noonan's but i'm going to wait on Mr Noonan do we have anyone else in the waiting.

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00:08:15.660 --> 00:08:17.640

Adam Kaufman: yeah no I already admitted right.

79

00:08:18.180 --> 00:08:19.680
Christopher Carthy: that's it yeah.

80
00:08:19.740 --> 00:08:20.280
Adam Kaufman: Those are the two.

81
00:08:20.310 --> 00:08:31.050
Christopher Carthy: Okay, so missing a Joe I think Mr Noonan as an important question so i'll read this to you, and he addresses the email to Adam and he says.

82
00:08:36.030 --> 00:08:48.420
Christopher Carthy: Thank you for being so very responsive to my 36 East middle patent road and we're what made aware of tonight's hearing by rod Christie of the minus river gorge preserve, we have not received any.

83
00:08:48.450 --> 00:08:59.820
Christopher Carthy: notices from the town, since the last public hearing, so I was only able to review the submissions briefly but appreciate that you will raise the issue before the board tonight.

84
00:09:01.200 --> 00:09:09.600
Christopher Carthy: I have lived down the road from this site for 20 years and i've reviewed the applicants package of information before the planning board tonight.

85
00:09:09.960 --> 00:09:33.030
Christopher Carthy: And do not feel it appropriately represents the existing site conditions questions concern, my concern is that are drinking well as directly downstream parentheses South from piping brook and parentheses, from where the applicant is proposing, putting in a new septic system.

86
00:09:34.200 --> 00:09:43.440
Christopher Carthy: I have attached a photograph that I took today of the Northwest portion of the 164 East middle patent site which is wetlands.

87
00:09:45.030 --> 00:09:46.680
Christopher Carthy: Not even a wetland buffer.

88
00:09:47.940 --> 00:10:00.780
Christopher Carthy: This photograph aligns with the area delineated as proposed septic fields on the site plan included in the application abstract of that area of the site plan is attached.

89

00:10:02.010 --> 00:10:13.890

Christopher Carthy: To the extent this area was reviewed during the winter with heavy snow cover it may have been unclear, without any testing that this area 160 40 smell patent road.

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00:10:14.340 --> 00:10:31.710

Christopher Carthy: becomes part of the watershed come spring given them limited site, it is also unclear what the applicants plan is to deal with what will be a tremendous amount of runoff from a tremendously larger proposed building.

91

00:10:32.970 --> 00:10:49.800

Christopher Carthy: We would ask that the applicant comes back before the planning department, with a comprehensive plan to deal with the septic design and stormwater mitigation prior to advancing this application, including deep and percolation soil testing.

92

00:10:50.760 --> 00:10:58.710

Christopher Carthy: Have any of the planning board members walk the site and what are their views, thank you and this email is from cod Noonan.

93

00:11:03.000 --> 00:11:04.680

Christopher Carthy: So I think.

94

00:11:05.760 --> 00:11:11.580

Christopher Carthy: Unless any other board members want to speak now I would like to ask, Joe to address that email.

95

00:11:13.200 --> 00:11:13.650

George: sure.

96

00:11:14.190 --> 00:11:16.050

Joe Cermele: So I guess there's there's two.

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00:11:16.500 --> 00:11:19.770

Joe Cermele: Primary points or concerns raised that email one septic.

98

00:11:20.190 --> 00:11:21.840

Joe Cermele: The second storm water mitigation.

99

00:11:23.760 --> 00:11:38.550

Joe Cermele: With regard to stormwater mitigation, the plan before you, although they are adding a second floor to the residence the footprints

not being increased and in actuality the overall increase the overall impervious surfaces for the site are going to be decreased.

100

00:11:39.330 --> 00:11:41.190

Joe Cermele: So that in and of itself.

101

00:11:42.690 --> 00:11:58.260

Joe Cermele: eliminates the need for any storm water mitigation under the town code, so we did not require and normally would not require stormwater mitigation for an applicant if they are in fact reducing impervious cover so by the nature of removing the.

102

00:11:59.280 --> 00:12:19.650

Joe Cermele: The extended eve's on the older home removing some of the patio walkway areas, the The net effect is a reduction in impervious cover so that you know, like I said in and of itself reduces the rough stormwater runoff from the site with regard to septic we don't.

103

00:12:21.450 --> 00:12:31.950

Joe Cermele: Review approve or opine on the septic per se, it is regulated by the health department, they will need to make an application to the westchester county health department.

104

00:12:32.610 --> 00:12:43.230

Joe Cermele: Any concerns that they have regarding suitable soils setbacks to wells to property lines whatever whatever it may be that's all under the purview of the westchester county health department.

105

00:12:43.740 --> 00:12:50.010

Joe Cermele: And they'll have to prove to them that this is a viable site for septic and if it's not they'll have to make a plan amendment.

106

00:12:50.880 --> 00:12:59.280

Joe Cermele: For whatever the situation may be to accommodate that and that could be anything from you know, reducing the septic field, which in turn reduces bedroom count.

107

00:12:59.790 --> 00:13:07.950

Joe Cermele: You know, we could guess it a number of scenarios, but at the end of the day, they need to present this plan to the county health department get their approval.

108

00:13:08.340 --> 00:13:18.690

Joe Cermele: And we certainly will not be issuing we, the town will not be issuing any permits until that is is proven to be a viable plan and an approved plan by the health department.

109

00:13:21.090 --> 00:13:24.810

Joe Cermele: And those setbacks, you know they not only look at wells and.

110

00:13:26.280 --> 00:13:38.130

Joe Cermele: structures on the subject, property, but they also need to meet setbacks to joining wells adjoining structures, so the health department looks at not only this site, but they'll look at setbacks to neighboring and adjoining properties as well.

111

00:13:39.840 --> 00:13:47.520

Christopher Carthy: Is is the is the neighbors, as Mr noonan's well on this site plan he were.

112

00:13:48.330 --> 00:13:55.920

Christopher Carthy: Typically, when I see a site plan, I often see the neighbors well somewhere depicted on the site plan if they within 100 feet.

113

00:13:56.190 --> 00:14:11.640

Christopher Carthy: Of the buffer or something like that, where it's Mr noonan's well and is it cited on a site plan, how can the board of health know or not know that that well is possibly to close to his site plan if it's not noted on the site plan.

114

00:14:11.850 --> 00:14:23.580

Joe Cermele: As part of their review they require that that be shown I don't believe it's shown on this particular plan for this boards review, but the health department will absolutely require that any joining property septic and orwell's be shown.

115

00:14:24.210 --> 00:14:29.820

Christopher Carthy: OK, so the survey would have to go back out there again and we capture those surveys.

116

00:14:29.880 --> 00:14:32.730

Joe Cermele: I mean we kept it because he hasn't gone through already yes.

117

00:14:32.880 --> 00:14:38.880

Christopher Carthy: If he hasn't done so already, so I would ask the applicant has the applicant does the obligate knows that's been done, yes.

118

00:14:40.530 --> 00:14:42.000

steve: Excuse me to champion SP.

119

00:14:42.330 --> 00:14:43.290

Christopher Carthy: Know course, please.

120

00:14:43.350 --> 00:14:54.030

steve: Okay, yes, the uh the Mr noonan's property, if I understand where his properties he doesn't he doesn't about my property he's not made a joining neighbor.

121

00:14:55.440 --> 00:15:06.990

steve: As far as I know my my neighbor directly he's he's two neighbors away to the south, I guess south of the property.

122

00:15:08.100 --> 00:15:21.960

steve: On 164 so I I I can't see any way I would be in distance from my septic to his to his to his well or to my neighbors well.

123

00:15:25.110 --> 00:15:26.250

Christopher Carthy: Excellent okay.

124

00:15:27.480 --> 00:15:35.700

Christopher Carthy: So um but have you just just a matter of curiosity, have you captured your neighbors wells on any plans yet.

125

00:15:36.690 --> 00:15:54.930

steve: Yes, there was already a plan and and a permit issued by the westchester county health department, it was it was previously issued in 2018 to the previous owner of the property and then I took over, and I did a recent middle.

126

00:15:55.260 --> 00:15:59.820

steve: And all that's been submitted to the county and and approved.

127

00:16:00.600 --> 00:16:03.660

Christopher Carthy: And, have you changed your bedroom Councils that original submission.

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00:16:04.080 --> 00:16:04.680
steve: No, sir.

129
00:16:04.980 --> 00:16:07.200
Christopher Carthy: Okay okay all right.

130
00:16:07.920 --> 00:16:17.310
steve: And the septic is basically in the same area where the existing septic is it's just extended a little further down.

131
00:16:17.760 --> 00:16:31.320
Christopher Carthy: Alright, well, thank you well, then I would encourage Mr Noonan to take some comfort in the fact that this application has to go to the westchester county board to help, and they will certainly watch out for his well as any kind of.

132
00:16:33.240 --> 00:16:38.250
Christopher Carthy: 100 foot concerned between the separate system in the well the neighbor.

133
00:16:43.440 --> 00:16:47.790
Christopher Carthy: Anything else has any other board members have anything they want to add to this application at this point.

134
00:16:48.870 --> 00:16:50.640
Christopher Carthy: Adam Joe anything else you want to add.

135
00:16:51.660 --> 00:16:52.710
Adam Kaufman: Oh, we still have.

136
00:16:53.760 --> 00:16:55.170
Adam Kaufman: Some neighbors who want to comment.

137
00:16:55.200 --> 00:16:57.030
Christopher Carthy: Oh, please bring the neighbors and I thought I.

138
00:16:58.950 --> 00:17:00.000
Christopher Carthy: Thought all the neighbors spoke.

139
00:17:02.760 --> 00:17:04.920
Adam Kaufman: Rod, do you have anything you want to say to the board.

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00:17:05.070 --> 00:17:06.900

Rod Christie: yeah can you hear me all right.

141

00:17:07.050 --> 00:17:18.360

Rod Christie: yeah yeah I mean basically we're the neighbor to the north, we own the property to the north of this property, which is the closest to the septic system, so our concern is that.

142

00:17:19.800 --> 00:17:28.440

Rod Christie: That this is a very wet area I mean it's wetlands and we know that the septic system now is being proposed in the wetland buffer.

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00:17:29.670 --> 00:17:41.730

Rod Christie: Or the leech fields in the wetland buffer I also, this is a drinking water supply watershed that comes from our property and goes just to the east of this property is what's called piping brook.

144

00:17:42.810 --> 00:17:47.790

Rod Christie: wetland and goes down into piping brook which goes into the barge reservoir which is drinking water supply.

145

00:17:49.410 --> 00:18:02.940

Rod Christie: We have a conservation easement to the east of this property on the neighbor's property, so we right behind this lot is a conservation easement to protect the again the drinking water supply and the and the wetland.

146

00:18:04.080 --> 00:18:11.280

Rod Christie: And, as I said, we own the property to the north of this, which is also a wetland so my concern here is that that.

147

00:18:12.300 --> 00:18:25.830

Rod Christie: This is putting a septic system into a wetland buffer and there's a fair amount of remediation proposed for this, I think 18,500 square feet of remediation proposed.

148

00:18:27.060 --> 00:18:37.620

Rod Christie: Which is essentially planting plants around the existing septic system which I don't really call remediation, particularly because they've disturbed it by putting in the the.

149

00:18:38.370 --> 00:18:46.140

Rod Christie: The septic system than they were storing it back to you know to what it was that's not really remediation that's just restoration.

150

00:18:46.920 --> 00:18:54.240

Rod Christie: And my concern there is that the planting plan is just one of these plans that they're going to throw in a bunch of shrubs and you're going to eat them all.

151

00:18:54.690 --> 00:19:03.690

Rod Christie: And there nobody's going to look at them and they're all going to die and that's going to be end of it and i've seen it happen, a dozen times before in these some of these remediation plan so.

152

00:19:05.250 --> 00:19:16.590

Rod Christie: I mean this wetland right now, just to the east and there's a little flag part of this lot that is part of that wetland is a very functional wetland it's a very good ecological shape.

153

00:19:17.970 --> 00:19:24.300

Rod Christie: it's going to be proposed, now that you're going to go into the buffer and disturb it further than what it is right now.

154

00:19:25.020 --> 00:19:34.590

Rod Christie: And that's going to impact that wetland we're going to get invasive species in they're going to get frag might ease in there we're going to get everything else that's kind of come in and take over that wetland and.

155

00:19:35.490 --> 00:19:47.220

Rod Christie: You know that seems seems like a not the best plan, and certainly not helping the wetland that we're trying to protect and by putting a conservation easement on it, and we did a huge restoration.

156

00:19:47.700 --> 00:19:58.620

Rod Christie: project on the wetland next door on our property so got all the frag money's all the invasive species kept the water quality in good shape, because it's a drinking water supply so.

157

00:19:59.610 --> 00:20:15.630

Rod Christie: that's my basic concern is with the existence and the positioning of this wetland this septic system, the the size of the septic system, and then the remediation associated with putting in of the septic system.

158

00:20:18.300 --> 00:20:25.680

Christopher Carthy: Okay, thank you for those good comments again Joe i'm gonna ask you to address them today was comments yep.

159

00:20:25.710 --> 00:20:26.910

Joe Cermele: No understood.

160

00:20:28.890 --> 00:20:33.750

Joe Cermele: One thing to note is you know we've all seen the condition I think we've all seen the condition of that existing home.

161

00:20:34.260 --> 00:20:42.600

Joe Cermele: And it's you know basically unkept condition for a number of years, and one can only imagine what the condition of the existing septic was.

162

00:20:43.050 --> 00:20:50.640

Joe Cermele: So although we're we're proposing where the napkins proposing a septic in the buffer and septic field in the buffer it's not the first time this town has.

163

00:20:51.120 --> 00:20:59.730

Joe Cermele: done that or improve that, and you know, at the end of the day, we're going to have you know, assuming of course that the health department approves it we're going to have a brand new.

164

00:21:00.300 --> 00:21:12.990

Joe Cermele: functioning system, as opposed to an old system that no one knows what the condition of it is right, you know, in addition to that, the applicants provided a fairly significant.

165

00:21:14.220 --> 00:21:24.240

Joe Cermele: I think robust mitigation plan with the plan things again in the buffer and we've also done that plenty of times there, there are plenty of applications.

166

00:21:24.720 --> 00:21:41.700

Joe Cermele: That have one buffer disturbances and the wetland mitigation is in that same buffer whether it's supplemented plantings removing laces you know new plantings restoration, so you know what was being proposed here is certainly not a first for the town.

167

00:21:43.260 --> 00:21:47.130

Joe Cermele: And, and we think is appropriate for what's being proposed here.

168

00:21:48.480 --> 00:21:55.560

Adam Kaufman: And one thing we didn't touch on Joe is the lack of alternatives if there were somewhere else to put this septic system, we would.

169

00:21:55.740 --> 00:22:02.160

Adam Kaufman: We would do that, but there isn't given the existing topography of the lot there's just.

170

00:22:03.090 --> 00:22:03.930

Joe Cermele: Right there's there's a.

171

00:22:04.260 --> 00:22:08.940

Adam Kaufman: lot it's a tough it's a tough lot, it is a building lot you know and.

172

00:22:08.970 --> 00:22:13.650

Adam Kaufman: we're trying trying to improve it and make it work essentially.

173

00:22:16.290 --> 00:22:17.220

Christopher Carthy: have an expensive.

174

00:22:18.540 --> 00:22:19.200

Christopher Carthy: I don't see it.

175

00:22:21.450 --> 00:22:25.350

steve: Oh, that that that plan includes the expansion area.

176

00:22:25.650 --> 00:22:35.070

Christopher Carthy: So we you say that that proposed separate fields plural that fields plural includes both the practical separate field and the expansion centric field.

177

00:22:35.370 --> 00:22:36.990

Christopher Carthy: Correct I say okay.

178

00:22:39.270 --> 00:22:41.610

Adam Kaufman: All right, Stacey you want to make some comments.

179

00:22:41.940 --> 00:22:42.840

Stacy Albanese: yeah Thank you.

180

00:22:43.980 --> 00:23:05.250

Stacy Albanese: um it's Stacey albany's here i'm married to Todd Noonan I live at 156 and I just wanted to follow up on his email and the photograph you shared i'm not sure if you all saw that photograph but he took that at 4pm this afternoon, showing.

181

00:23:06.750 --> 00:23:10.860

Stacy Albanese: Standing water where exactly where the septic is proposed to go.

182

00:23:13.350 --> 00:23:15.480

Stacy Albanese: And you know there.

183

00:23:16.530 --> 00:23:21.870

Stacy Albanese: I understand that there was a septic there previously for the previous owner so.

184

00:23:23.550 --> 00:23:33.360

Stacy Albanese: This seems like the logical place to put in for this lot which agreed is a very difficult, building on, but my understanding is that that septic.

185

00:23:34.890 --> 00:23:42.810

Stacy Albanese: i'm not sure how that septic got there in the first place, given the constraints of the land and the wetlands in there.

186

00:23:43.980 --> 00:23:46.860

Stacy Albanese: And the previous owner was.

187

00:23:48.450 --> 00:23:54.990

Stacy Albanese: A an aged widowed man who lived there for many, many years by himself so.

188

00:23:56.010 --> 00:23:59.310

Stacy Albanese: In my opinion, the.

189

00:24:00.510 --> 00:24:13.830

Stacy Albanese: The stresses that would be put on that location for a new septic system for a new three bedroom house it's just hard for me to understand how that could be Board of health approved.

190

00:24:14.880 --> 00:24:21.150

Stacy Albanese: I mean I walked by this lot three times a day they're standing water there quite often.

191

00:24:22.260 --> 00:24:32.670

Stacy Albanese: In in the in this location, that is in the photograph so we just keep scratching our heads about how this septic can be.

192

00:24:33.780 --> 00:24:39.300

Stacy Albanese: tenable you know, according to board of health criteria.

193

00:24:41.160 --> 00:24:52.680

Stacy Albanese: And our drinking water well is is indeed one, so the glory property to the immediate South and then we're the the adjoining property to the glories are our well.

194

00:24:54.330 --> 00:25:07.320

Stacy Albanese: it's very close to the glories and that was grandfathered in because our House dates to the 1760s the you know, none of it was built according to set back at that point, so you know, this is a very.

195

00:25:09.240 --> 00:25:16.410

Stacy Albanese: sort of quirky bit of residential zoning here because of the age of the properties, but.

196

00:25:18.240 --> 00:25:34.440

Stacy Albanese: You know I would encourage folks to come out and look with their own eyes at the existing conditions for septic for what is proposed to be a new three bedroom House for a modern family it's just really hard to believe that it will be tenable I don't care what you plant there.

197

00:25:36.690 --> 00:25:39.660

Rod Christie: yeah I actually believe it's going to be a four bedroom house correct.

198

00:25:40.200 --> 00:25:41.490

Adam Kaufman: Yes, I believe it's for.

199

00:25:44.100 --> 00:25:49.170

Stacy Albanese: I mean I don't know if you guys can do a screen share of the photograph that was taken five hours ago but.

200

00:25:50.850 --> 00:25:52.980

Adam Kaufman: I think the board saw and no I don't.

201

00:25:53.850 --> 00:25:54.480
Christopher Carthy: Have right now.

202
00:25:54.510 --> 00:25:56.700
Christopher Carthy: Just for the record I see it, Stacy.

203
00:25:57.150 --> 00:25:57.480
Stacy Albanese: Okay.

204
00:25:57.720 --> 00:26:00.540
Joe Cermele: I don't think anybody's denying the fact that there's a one property.

205
00:26:01.290 --> 00:26:06.990
Stacy Albanese: But the wetland on the property is the same place, that the proposed new septic field and tankers is supposed to.

206
00:26:07.860 --> 00:26:13.020
Joe Cermele: i'm not so sure about that, but I again that the health department, at the end of the day is going to.

207
00:26:13.410 --> 00:26:21.810
Joe Cermele: they've done soil testing they've witnessed the testing they come out themselves, they they are, they are there with the applicants engineer witnessing the testing.

208
00:26:22.320 --> 00:26:30.090
Joe Cermele: There is phil being proposed to create the septic field, about two feet of phil presumably to provide the separation distancing that they need.

209
00:26:31.200 --> 00:26:43.350
Joe Cermele: To have a functioning septic so you know again it's it's in the health department's hands the septic itself and whether or not they approve it will dictate whether or not the House has proposed.

210
00:26:44.460 --> 00:26:52.530
Joe Cermele: can be built, and if you know they come back with something other than what's being proposed, the applicant will be back before this board with an alternative plan.

211
00:26:54.120 --> 00:27:05.640
Rod Christie: I think one of the things about you're putting fill in it, in order to create the septic field in what's already a functioning

wetland at this point, or a function functioning buffer so you're changing.

212

00:27:06.270 --> 00:27:13.290

Rod Christie: You know, a functioning buffer this is kind of a classic example of what happened over tree nursery were showing nursery filled in an area.

213

00:27:13.860 --> 00:27:23.100

Rod Christie: Then they came sold off a couple of lots and they actually built a wanted to build on to those lots and those lots are still sitting there now for sale again because.

214

00:27:23.460 --> 00:27:30.450

Rod Christie: As my organization said to the planning board at that time there's wetland soils underneath there and you're not going to be able to build these lots.

215

00:27:30.960 --> 00:27:40.290

Rod Christie: Well, the builder came in and they had just that problem that they couldn't actually build on the lots are had a hard time because they had wetland soils down deep and.

216

00:27:40.920 --> 00:27:56.580

Rod Christie: Those soils where not detected because there was phil on top of them and they just measured the fill in the top and said it was fine for percolation of septic, so this is exactly the same you know system here and it's the same things going to happen again you're going to get.

217

00:27:57.840 --> 00:28:02.580

Rod Christie: You know soils on top of it, and it may look good on top, but it's not going to be underneath.

218

00:28:07.620 --> 00:28:11.490

Christopher Carthy: It strikes me, Joe that this is still.

219

00:28:13.440 --> 00:28:24.000

Christopher Carthy: In terms of how the planning board can address the neighbors concerns, it strikes me that we need to turn it over to the health department for them to adjudicate the application that's how i'm hearing this right now.

220

00:28:24.840 --> 00:28:36.180

Joe Cermele: I think so, and like I said earlier, this is not the first time we've had a septic field in a buffer and as we discussed earlier, this is a unique situation there's an existing developed lot.

221

00:28:37.500 --> 00:28:43.890

Joe Cermele: With a system existing system we don't know the condition of i'm sure it's not anywhere near the condition of a new system.

222

00:28:45.630 --> 00:28:55.590

Joe Cermele: we're going to get a new system to today's standards on a lot in an area that's already been disturbed it's there's some lawn that yes, there is, it is a buffer.

223

00:28:55.950 --> 00:29:05.490

Joe Cermele: It will be disturbed to install the septic and will be disturbed to mitigate but again that's also fairly I don't want to say common, but it has been done plenty of times in the town.

224

00:29:06.690 --> 00:29:11.010

Joe Cermele: Especially in a situation like this, where there is no other viable location for a separate field.

225

00:29:14.220 --> 00:29:15.480

Christopher Carthy: Right okay.

226

00:29:18.240 --> 00:29:22.320

Christopher Carthy: Stacey rod is there anything else you want to add to that.

227

00:29:22.890 --> 00:29:33.120

Rod Christie: Oh, my first question was why was it an improved as a four bedroom House when it was a three bedroom House before, and so they give an extra bedroom which then puts more stress on the septic system.

228

00:29:35.940 --> 00:29:36.210

Christopher Carthy: well.

229

00:29:36.240 --> 00:29:38.370

Adam Kaufman: I different design for the septic yes.

230

00:29:39.510 --> 00:29:44.760

Christopher Carthy: They they they have to prove out the septic system to the health department to the four bedroom will work.

231

00:29:45.150 --> 00:29:56.430

Christopher Carthy: In other words, that still within the purview of the health department to dissolve decide whether that four bedroom is feasible if the health department of science, the four bedroom is not feasible and that let's just say.

232

00:29:56.640 --> 00:30:05.700

Christopher Carthy: argumentative Lee they decided that the three bedrooms only feasible, then they're gonna have to come back to the planning board with redrawn architectural plans showing a three bedroom house.

233

00:30:08.730 --> 00:30:09.510

Christopher Carthy: make sense.

234

00:30:10.290 --> 00:30:10.710

Yes.

235

00:30:13.950 --> 00:30:16.650

Christopher Carthy: So Stacy rod.

236

00:30:18.000 --> 00:30:20.190

Christopher Carthy: Thank you for your input, it was valuable.

237

00:30:22.350 --> 00:30:30.660

Christopher Carthy: And I think Joe you did a good job of answering their questions, what I want to say now is Adam Is there anyone else in the waiting room who wants to opine on this application.

238

00:30:31.440 --> 00:30:35.760

Adam Kaufman: I know, but let me check to see if we've got any more email so just bear with me.

239

00:30:47.070 --> 00:30:54.060

Christopher Carthy: Iran, I really appreciate the work that your organization does, by the way, I I refer to it, and I refer people to it by the way.

240

00:30:54.660 --> 00:30:55.710

Rod Christie: Oh, thank you very much.

241

00:30:55.800 --> 00:30:56.820

Christopher Carthy: I think it's the grace.

242

00:30:56.820 --> 00:30:57.120

Rod Christie: of it.

243

00:30:57.690 --> 00:31:02.310

Christopher Carthy: And I think your publication is terrific and you know I, like everything you do.

244

00:31:04.290 --> 00:31:05.550

Rod Christie: Thank you, we appreciate it.

245

00:31:13.560 --> 00:31:14.670

Christopher Carthy: we're waiting for Adam just.

246

00:31:15.060 --> 00:31:17.490

Adam Kaufman: No, no other comments all right.

247

00:31:17.880 --> 00:31:24.900

Christopher Carthy: So there's no other comments, so at that point i'll make a motion to close the public hearing.

248

00:31:25.920 --> 00:31:26.280

Larry Ruisi: That could.

249

00:31:27.000 --> 00:31:27.780

Christopher Carthy: All in favor.

250

00:31:28.320 --> 00:31:28.620

Steven's Sauro: Aye.

251

00:31:29.580 --> 00:31:40.440

Christopher Carthy: So at this point now if we adopt the resolution what's going to happen is this is going to go forward to the health department for their review and the health department will adjudicate that.

252

00:31:41.130 --> 00:31:49.170

Christopher Carthy: Basically, many of the issues that we heard tonight, if the health department does not proceed or approve this application, then.

253

00:31:49.530 --> 00:32:05.250

Christopher Carthy: This application we back back before us that's the way it is so if we were, and I say conditional because I don't know the Board is going to vote if we were to adopt the resolution tonight, the draft resolution it's still pending, one of the conditions is health department approval.

254

00:32:05.430 --> 00:32:06.930

Christopher Carthy: So it has to go down that road.

255

00:32:07.290 --> 00:32:15.120

Jim Jensen: I i'm sorry Christopher I don't actually part of my interjecting yeah um I didn't actually see the health department on there as a condition.

256

00:32:15.540 --> 00:32:21.240

Joe Cermele: yeah that actually needs to be included, it was in currently omitted discuss that today.

257

00:32:21.810 --> 00:32:33.750

Joe Cermele: Okay, so there'll be a condition prior to signing of the site plan that you know we received copies of the health department and septic application and prior to a building permit obviously they need to get their approval.

258

00:32:35.700 --> 00:32:44.850

Joe Cermele: And then prior to a CEO, we want a copy of the completed work certification from the health department, those are typical conditions that we include on applications I love septic.

259

00:32:46.080 --> 00:32:52.350

Christopher Carthy: Thank you, Jim right Joe okay so um i'll make a motion to.

260

00:32:52.350 --> 00:32:55.170

Jim Jensen: Adopt I sorry I had another comment, Christopher.

261

00:32:56.550 --> 00:33:00.450

Jim Jensen: So the other we have in the past, you know the.

262

00:33:01.590 --> 00:33:06.810

Jim Jensen: concern that was expressed about the the mitigation plan plantings.

263

00:33:07.080 --> 00:33:10.590

Jim Jensen: You and the health and survivability of those we have done in the past.

264

00:33:11.760 --> 00:33:14.970

Jim Jensen: apply like a mitigation bond or some form of.

265

00:33:16.320 --> 00:33:23.310

Jim Jensen: Maintenance bond rather for those is are these plantings in that area, do they rise to that level where there should be some sort of.

266

00:33:24.570 --> 00:33:25.290

Jim Jensen: agreement in place.

267

00:33:25.710 --> 00:33:32.700

Christopher Carthy: Where we've done a maintenance bond on something like this it's not coming to me, I mean I think we've done maintenance bonds on.

268

00:33:33.990 --> 00:33:38.400

Christopher Carthy: Some commercial projects, but when we do a maintenance bond like something like this.

269

00:33:40.140 --> 00:33:47.160

Joe Cermele: we've done them on residential cases before the planning board, it would it wouldn't be a typical if we did it here.

270

00:33:47.760 --> 00:33:48.960

Adam Kaufman: We kind of have that if that's.

271

00:33:48.960 --> 00:33:50.610

Joe Cermele: Certainly, something easy enough to add.

272

00:33:50.760 --> 00:33:57.450

Adam Kaufman: Especially if rod is concerned about survivability these plants may very well make a lot of sense.

273

00:34:00.720 --> 00:34:04.020

Steven's Sauro: You know, only because it's it's a very highly sensitive area, which is.

274

00:34:05.370 --> 00:34:12.570

Steven's Sauro: It yes, it might be unusual to add that to residential project but, given the circumstances, it may not be the worst thing in the world.

275

00:34:15.960 --> 00:34:21.060

Joe Cermele: yeah we've had a few in recent past that we've residential applications that we've had mitigation bonds.

276

00:34:21.420 --> 00:34:30.810

Christopher Carthy: To Joe you would have to go out and then you'd have to put a number on the value of the mitigation plan in order for us to.

277

00:34:32.640 --> 00:34:35.970

Christopher Carthy: Well, you know, in order for us to approve them a recommended.

278

00:34:36.000 --> 00:34:37.320

Joe Cermele: wouldn't that be a recommendation to the.

279

00:34:37.590 --> 00:34:43.860

Joe Cermele: board typically thought well what happens typically is the applicant will provide a cost estimate for the mitigation plan things.

280

00:34:44.370 --> 00:34:53.250

Joe Cermele: Once we agree with the number and you know we're we're in agreement with the estimate that number is then presented as a recommendation to your board for a bond.

281

00:34:53.760 --> 00:34:54.450

Joe Cermele: New then.

282

00:34:54.690 --> 00:35:03.960

Joe Cermele: If amenable recommend to the town board the acceptance of the bond, and then they do the plantings wants to plan, things are completed, we get a certification from the landscape architect.

283

00:35:04.740 --> 00:35:12.840

Joe Cermele: We also verify the plan, things are complete, and then that starts the timeline for the mitigation portion of the and monitoring portion of the bond and then.

284

00:35:13.200 --> 00:35:14.430

Christopher Carthy: Who would monitor Joe.

285

00:35:15.060 --> 00:35:15.990

Joe Cermele: say again i'm sorry.

286

00:35:16.170 --> 00:35:17.190

Christopher Carthy: Who would monitor it.

287

00:35:17.790 --> 00:35:25.560

Joe Cermele: They would provide the town with an annual report, they provide us with an initial inspection and as built wants to plan, things are completed.

288

00:35:25.920 --> 00:35:30.930

Joe Cermele: And then there's an annual report that's done in either the spring or fall during the growing seasons.

289

00:35:31.590 --> 00:35:46.530

Joe Cermele: They would provide that report to us, we would go out visit the site as well, review the report you know and then that would be that happens for a minimum of five years until we can ensure 85% survival rate and that all the plants have been established and are thriving.

290

00:35:47.340 --> 00:35:56.070

Christopher Carthy: Joe their fees associated with that as well, I mean other words for you guys to go out there, from time to time to go out there any kind of fees associated with that terms of.

291

00:35:56.760 --> 00:36:02.430

Joe Cermele: there's the there's the planting bond and then there's a second bond for the maintenance and monitoring.

292

00:36:03.030 --> 00:36:05.970

Joe Cermele: fees are featured simply generated by the building permit.

293

00:36:06.300 --> 00:36:08.880

Joe Cermele: What percentage of the building permit what.

294

00:36:09.120 --> 00:36:15.270

Christopher Carthy: We would need to pass some kind of bond, to ensure that those fields are paid over the five years as well.

295

00:36:16.260 --> 00:36:17.970

Christopher Carthy: So that's because of the bond.

296

00:36:18.030 --> 00:36:24.180

Joe Cermele: The bond secure is it that that the work is done at the monitoring is completed so that that issues, complete the.

297

00:36:24.840 --> 00:36:35.910

Joe Cermele: Payment of our fees as a part of the building permit application if, for whatever reason, those fees aren't paid they don't get a CEO like you know they were protected that way everybody's covered in the settlement.

298

00:36:37.410 --> 00:36:38.580

Joe Cermele: we've done it plenty of times.

299

00:36:39.120 --> 00:36:43.710

Christopher Carthy: So, then, that would be another condition inside the draft resolution Adam.

300

00:36:44.430 --> 00:36:44.910

Adam Kaufman: understood.

301

00:36:45.480 --> 00:36:45.780

Christopher Carthy: All right.

302

00:36:45.840 --> 00:36:48.630

Adam Kaufman: If the board's amenable to that yeah I mean.

303

00:36:48.930 --> 00:36:51.240

Jim Jensen: I just ask her just related question to that.

304

00:36:52.380 --> 00:36:53.520

Jim Jensen: So just a.

305

00:36:54.570 --> 00:37:07.530

Jim Jensen: comment about the suitability for the plantings or the what medication planet was developed, I saw that you know, for the record I guess the continent george's here, but the conservation board reviewed and approved that plan back in February.

306

00:37:08.160 --> 00:37:10.140

Adam Kaufman: Yes, and we also have Giuliana here to.

307

00:37:12.240 --> 00:37:18.780

Jim Jensen: Do we is worth pointing any other addressing that concern or or it's just an upset that they proved it.

308

00:37:20.490 --> 00:37:22.770

Adam Kaufman: not worth having a discussion about it.

309

00:37:24.390 --> 00:37:35.880

George: Well, we did the sidewalk and we looked at the plan, I was back over there with the town board member on Saturday this past Saturday to look at it again.

310

00:37:36.720 --> 00:37:46.590

George: The ground was not wet as a matter of fact, I walked over it, but obviously that changed the last few days, because of the change whether.

311

00:37:47.490 --> 00:38:05.190

George: We were aware of the position of the septic and its encroachment into the buffer we felt that it was justified given the amount of remediation that was going to take place, and I think a lot of the issues regarding deer.

312

00:38:06.540 --> 00:38:16.950

George: And the challenges to what's planted there were addressed by one of our Members Craig Benedict Benedict nursery who's very familiar with what works.

313

00:38:18.330 --> 00:38:18.690

With.

314

00:38:19.710 --> 00:38:24.360

George: survival gear survival, so we voted to approve it.

315

00:38:25.560 --> 00:38:29.670

Juliana Alzate: I agree evening, this is Juliana the landscape architect on the project.

316

00:38:30.720 --> 00:38:36.870

Juliana Alzate: as per the meeting from the conservation board, we only had one plant that was deemed.

317

00:38:38.010 --> 00:38:47.370

Juliana Alzate: Not dear resistant, so we did come back with the amended plans, showing that all the plants that we propose are native and they are do resistant.

318

00:38:49.020 --> 00:38:49.890

Adam Kaufman: Right, thank you.

319

00:38:52.470 --> 00:39:02.010

Christopher Carthy: Julia what is the if we were to propose a maintenance program what does that look like to you down the road, how you exercise that what will that.

320

00:39:05.790 --> 00:39:12.900

Joe Cermele: We, as we actually have a very we have a very detailed outline of parameters that the applicant will need to follow.

321

00:39:13.440 --> 00:39:21.570

Joe Cermele: that's that speaks to plantings time of year for plantings monitoring periods what to look for photo documentation.

322

00:39:22.350 --> 00:39:37.410

Joe Cermele: You know survivability whether or not they are in fact if they're being overly browse by deer, for instance, it may require a substitution of plan material and that's all spelled out in the litigation monitoring plan.

323

00:39:39.900 --> 00:39:43.500

Joe Cermele: will send that to the applicant and that'll be made part of the approval plans that.

324

00:39:45.300 --> 00:39:55.950

George: Can I just add that you know there's a uniqueness to this property in that the wetlands Well, yes, they are present the topography, with the stonewall at the.

325

00:39:55.950 --> 00:39:56.250

George: Top.

326

00:39:57.060 --> 00:39:58.560

George: The property feeds.

327

00:39:59.700 --> 00:40:15.360

George: goes back to the wetlands in a more inclusive way then where they're looking at the septic field, the water that flows down into the septic area doesn't really have an impact, we felt on the wetlands in the brook.

328

00:40:16.500 --> 00:40:21.660

George: To the I guess that would be the north North East of the property.

329

00:40:22.140 --> 00:40:37.350

George: So if you want to wait wetlands, which is, I think one of our considerations, the wetlands that we felt were more valuable, on the other side of the fence and obviously the topography would not allow for the water anything in the septic to flow.

330

00:40:38.670 --> 00:40:42.330

George: into that wetland areas so that was, I think, mitigating factor.

331

00:40:44.580 --> 00:40:45.180

Christopher Carthy: They can join.

332

00:40:47.910 --> 00:40:49.050

Christopher Carthy: A gym anything else.

333

00:40:49.110 --> 00:40:50.010

Jim Jensen: No That was all thank you.

334

00:40:50.550 --> 00:40:59.910

Christopher Carthy: Thank you for those comments Okay, you know, so I mean Jim raise the issue of adding a mitigation bond as a condition to the resident draft resolution.

335

00:41:01.980 --> 00:41:03.780

Christopher Carthy: So just thinking about that, please.

336

00:41:05.100 --> 00:41:07.980

Christopher Carthy: board members anything else you want to add at this point.

337

00:41:11.070 --> 00:41:11.850

Steven's Sauro: i'm good Chris.

338

00:41:12.000 --> 00:41:23.670

Christopher Carthy: Okay, so at this point, now we have a draft resolution, which includes a maintenance bond on the planting on the mitigation planting and.

339

00:41:24.330 --> 00:41:27.450

Adam Kaufman: And the septic system county health department.

340

00:41:27.510 --> 00:41:28.620

Christopher Carthy: And and except.

341

00:41:28.620 --> 00:41:29.190

Adam Kaufman: departments.

342

00:41:29.220 --> 00:41:32.460

Christopher Carthy: And, of course, that was just an omission typically that would.

343

00:41:32.790 --> 00:41:34.830

Christopher Carthy: be part of a draft resolution correct.

344

00:41:37.260 --> 00:41:44.520

Christopher Carthy: So with That said, Jim do you want to make a motion to adopt the draft resolution, as amended.

345

00:41:44.940 --> 00:41:45.600

Jim Jensen: Some old.

346

00:41:46.530 --> 00:41:47.790

Christopher Carthy: So, Jim and emotion.

347

00:41:48.540 --> 00:41:48.840

Larry Ruisi: I can.

348

00:41:49.800 --> 00:41:51.390

Christopher Carthy: Larry second all in favor.

349

00:41:52.050 --> 00:42:06.570

Christopher Carthy: Aye Aye okay excellent Thank you so the resolution carries and now we can move on to the summit clubs temporary golf club facilities.

350

00:42:08.370 --> 00:42:11.760

Valerie B Desimone: Up Christopher I don't think emotionless me to close the hearing.

351

00:42:12.060 --> 00:42:12.840

Larry Ruisi: I was.

352

00:42:12.900 --> 00:42:13.410

Christopher Carthy: It was.

353

00:42:13.980 --> 00:42:19.470

Christopher Carthy: I made a vow I did make emotion, but we might have got I might have gotten cut off.

354

00:42:19.740 --> 00:42:20.100

So.

355

00:42:21.900 --> 00:42:23.910

Larry Ruisi: You made a motion and a second decrease.

356

00:42:23.970 --> 00:42:24.420

Christopher Carthy: Okay.

357

00:42:24.450 --> 00:42:25.230

Thank you Eric.

358

00:42:28.410 --> 00:42:31.920

Adam Kaufman: Alright, so Stephen team, you have any questions, otherwise.

359

00:42:31.980 --> 00:42:33.390

Adam Kaufman: you're you know will.

360

00:42:33.420 --> 00:42:35.070

Adam Kaufman: finalize the resolution tomorrow.

361

00:42:35.550 --> 00:42:36.750

steve: Okay, thank you for your time.

362

00:42:38.820 --> 00:42:46.770

Christopher Carthy: Good luck with that application alright, so now we'll move on to the temporary golf course facilities at the summer club and online.

363

00:42:50.520 --> 00:43:03.240

Christopher Carthy: And again, this is a public hearing, so that is the paperwork, in order for the, by the way, I just want to before we go on,

I just want to address something about the 160 40 split of patent road application.

364

00:43:03.900 --> 00:43:05.160

Christopher Carthy: All of the mailings.

365

00:43:05.190 --> 00:43:09.990

Christopher Carthy: as per the town war done the applicant something where the neighbor may notice that he didn't get it.

366

00:43:10.770 --> 00:43:27.300

Christopher Carthy: That is a little beyond our scope, but it was mailed according to the documentation that we received so I just want to let let the advocate know that we have record that he should have received a notice now we're at the seven club, I see Jeff mindell and.

367

00:43:28.410 --> 00:43:28.950

Christopher Carthy: Jeff.

368

00:43:30.090 --> 00:43:30.600

Christopher Carthy: Do you want to.

369

00:43:31.020 --> 00:43:34.200

Adam Kaufman: Just Mario Jeff Am I missing anyone from your team that.

370

00:43:34.290 --> 00:43:37.140

Adam Kaufman: you've got Paul here is that it.

371

00:43:37.740 --> 00:43:40.080

Mark Weingarten: I think that's everyone let's we have an architect Jeff.

372

00:43:40.950 --> 00:43:42.330

jeffrey mendell: No it's just mark.

373

00:43:42.870 --> 00:43:43.440

jeffrey mendell: myself.

374

00:43:43.470 --> 00:43:44.070

Adam Kaufman: That I could.

375

00:43:44.100 --> 00:43:45.600

Adam Kaufman: Just didn't want to miss anyone.

376

00:43:45.930 --> 00:43:52.620

Adam Kaufman: Also, Christopher just so you know we have someone in the waiting room who wishes to speak and comment on after hearing.

377

00:43:52.740 --> 00:43:54.450

Adam Kaufman: Okay, so let me know when you're ready for.

378

00:43:54.450 --> 00:43:59.760

Christopher Carthy: That I will thank you so bounce the paperwork to the order for the summit club.

379

00:44:00.600 --> 00:44:02.160

Valerie B Desimone: Yes, everything's in order.

380

00:44:03.030 --> 00:44:08.370

Christopher Carthy: And I believe Larry Ruiz, he is going to read the notice a public hearing for the.

381

00:44:09.540 --> 00:44:11.190

Christopher Carthy: sewing club go.

382

00:44:11.580 --> 00:44:25.200

Larry Ruisi: On notices here by giving that the town that the north Castle planning Board will hold a public hearing online at nc TV and in our American banks metal on nc TV cablevision 18.

383

00:44:25.620 --> 00:44:37.950

Larry Ruisi: And verizon 39 in North white plains, on Monday march 8 2021 at 7pm or soon thereafter when any person may be heard in favor or against the summit club.

384

00:44:39.060 --> 00:44:53.700

Larry Ruisi: At Armand site plan application for temporary cloud piles and associated facilities, the property is located at 568 bed for road and known under North Castle tax map as lots as lot.

385

00:44:53.730 --> 00:45:10.020

Larry Ruisi: 101 point oh two dash one dash 28.1 and is located within the GCC Fo zoning district golf course Community floating overlay district public comments can be said it.

386

00:45:10.470 --> 00:45:22.200

Larry Ruisi: can be submitted to the planning board and not Castle New York calm during the meeting an invitation to the meeting will be given if you would like to provide live comments to the board during the meeting.

387

00:45:23.160 --> 00:45:24.000

Christopher Carthy: Thank you Larry.

388

00:45:26.220 --> 00:45:28.980

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

389

00:45:31.260 --> 00:45:31.740

Steven's Sauro: A second.

390

00:45:32.400 --> 00:45:33.090

Christopher Carthy: All in favor.

391

00:45:33.540 --> 00:45:34.830

Jim Jensen: Aye Aye.

392

00:45:35.340 --> 00:45:39.750

Christopher Carthy: I saw Jeff Jeff do you want to take the lead, or one of your team Members please.

393

00:45:40.680 --> 00:45:41.130

Mark Weingarten: I got.

394

00:45:41.400 --> 00:45:49.740

Mark Weingarten: A question I think i'll start up Mr Chairman, members of the board mark weingarten partner in the law firm of bell bell and Alan why garden wise whitaker.

395

00:45:50.160 --> 00:46:02.160

Mark Weingarten: My pleasure to be here this evening, representing summit club partners llc in connection with its request for special permit approval for certain temporary facilities to be located.

396

00:46:02.610 --> 00:46:12.000

Mark Weingarten: At the property formerly known as the Bretton Woods country club and now renamed the summit club, as you are aware, as we appeared before you previously.

397

00:46:12.600 --> 00:46:24.120

Mark Weingarten: We made a request for a special permit, together with site plan approval for the entirety of a permanent 73 unit residential.

398

00:46:24.780 --> 00:46:41.730

Mark Weingarten: Development, together with a golf course before you some months ago it was determined that it was in we requested that that be split into two and that we could seek approval for the temporary facilities for the golf season.

399

00:46:44.760 --> 00:46:52.470

Mark Weingarten: While the more permanent the the applications for the permanent which required more review.

400

00:46:53.070 --> 00:47:01.500

Mark Weingarten: would continue that's what's before you we we came before you on the special use permit after it was referred to you by the town board.

401

00:47:01.920 --> 00:47:11.730

Mark Weingarten: I will remind you that you bought your board recommended on it positively on February 24 the town board issued the special use permit for the temporary facilities.

402

00:47:12.480 --> 00:47:23.310

Mark Weingarten: which include the limited operation of the golf course for the two years to a maximum of 300 Members a trailer with golf course offices, a pro shop kitchen trailer.

403

00:47:23.700 --> 00:47:29.100

Mark Weingarten: bathroom trailer attended food and beverage facility, together with a patio and fire pits.

404

00:47:29.670 --> 00:47:40.980

Mark Weingarten: That was approved by the town board on February 24 2021 and we're now at the last step of the process, which is the site plan process so at this point i'd like to ask the board.

405

00:47:41.310 --> 00:47:46.350

Mark Weingarten: We did go through the temporary plan with you, when we were before you for this special use permit.

406

00:47:46.740 --> 00:47:58.800

Mark Weingarten: If you'd like us to go through that again tonight we're happy to do that i'll turn that back over to Jeff and Paul and they can

go through that but it's really your pleasure, if you want us to do that, or you just want to go here from the public at this point.

407

00:47:59.610 --> 00:48:09.660

Adam Kaufman: I think, Christopher would be a good idea, just to have Paul present very succinctly, you know what is on that plan and just what each feature is you know.

408

00:48:09.720 --> 00:48:12.780

Adam Kaufman: One minute right it's actually a very simple plan.

409

00:48:13.200 --> 00:48:13.500

Adam Kaufman: Okay.

410

00:48:13.710 --> 00:48:25.200

Adam Kaufman: And I think another thing to also to mention is we've taken a look at all of these environmental impacts, with a new club and with the residential component and potential amenities.

411

00:48:25.500 --> 00:48:39.300

Adam Kaufman: So we've already made findings environmental findings and the operation of just these temporary facilities in the golf course are not going to be significant and have already been reviewed for a much larger project.

412

00:48:41.280 --> 00:48:41.670

Paul R. Sysak, RLA (JMC): sure.

413

00:48:43.350 --> 00:48:48.180

Paul R. Sysak, RLA (JMC): Good evening Cameron, members of the board Thank you mark, thank you, Adam can everyone see my screen.

414

00:48:48.300 --> 00:48:58.860

Paul R. Sysak, RLA (JMC): Yes, Okay, so I just wanted to orient everyone before we zoom in this is route 22, this is the existing driveway to the property.

415

00:48:59.400 --> 00:49:10.770

Paul R. Sysak, RLA (JMC): This is the clubhouse that was previously demolished, and all of the proposed work associated with this application will be located in the existing parking lot area on top of existing paved.

416

00:49:11.400 --> 00:49:21.150

Paul R. Sysak, RLA (JMC): paved surface so i'll zoom in a little bit more first the apple can is proposing a split rail fence just to.

417

00:49:22.200 --> 00:49:33.450

Paul R. Sysak, RLA (JMC): frame the the golf course and entry so that'll be a decorative feature that they'd like to include we have a temporary clubhouse trailer here, which is actually a reuse of the.

418

00:49:34.110 --> 00:49:44.670

Paul R. Sysak, RLA (JMC): golf course construction trailer we are using the same place placement that it that it exists for the construction of the golf course so that will remain in place.

419

00:49:45.120 --> 00:49:56.100

Paul R. Sysak, RLA (JMC): And we are going to install a temporary prefabricated wooden pavilion, which is a decorative feature that's open on on four sides but is made out of.

420

00:49:56.790 --> 00:50:06.810

Paul R. Sysak, RLA (JMC): Out of wood and we have a temporary food truck which will be parked here we have a bar car which will be parked here.

421

00:50:07.590 --> 00:50:24.990

Paul R. Sysak, RLA (JMC): And we have a bathroom facility, which will be parked here, and you know will will re stripe the parking lot and provide accessible parking spaces as necessary and then outdoor seating areas as mark had alluded to here with the.

422

00:50:26.490 --> 00:50:32.430

Paul R. Sysak, RLA (JMC): yeah i'm at grade with you know, the proposed fire pits that will be in the grass area here.

423

00:50:33.840 --> 00:50:34.050

Adam Kaufman: So.

424

00:50:34.110 --> 00:50:48.630

Adam Kaufman: I think we should just also mentioned, Paul that all of the potable water and the wastewater are going to be self contained we're not you're not not using a municipal water and you're not sending this to the sewer treatment plant.

425

00:50:48.690 --> 00:50:54.090

Paul R. Sysak, RLA (JMC): Correct now these these will be, these are self enclosed you know units that will have fresh water.

426

00:50:56.610 --> 00:51:01.320

Paul R. Sysak, RLA (JMC): them, as well as the wastewater taken off site and disposed of, you know.

427

00:51:05.550 --> 00:51:05.940

Okay.

428

00:51:07.560 --> 00:51:09.480

Christopher Carthy: Poor we're losing you, I think, or something.

429

00:51:11.730 --> 00:51:12.840

Adam Kaufman: he's okay from Maryland.

430

00:51:13.530 --> 00:51:23.970

Christopher Carthy: All right, good um board members, if you have any questions you want as well before we go to we have some members of the public or a member of the public wants to speak, yes.

431

00:51:25.260 --> 00:51:26.850

Christopher Carthy: Any board members want to say anything.

432

00:51:28.050 --> 00:51:29.130

Christopher Carthy: Okay, and.

433

00:51:29.430 --> 00:51:32.310

Larry Ruisi: I think we discussed this in some detail last.

434

00:51:32.310 --> 00:51:33.660

Christopher Carthy: A lot of detail every.

435

00:51:34.290 --> 00:51:35.820

Christopher Carthy: Town board has voted on it.

436

00:51:36.570 --> 00:51:37.260

Larry Ruisi: i'm good with it.

437

00:51:37.470 --> 00:51:39.180

Christopher Carthy: All right, thank you Larry.

438

00:51:39.450 --> 00:51:41.880

Adam Kaufman: hi TIM cheyenne okay.

439
00:51:48.690 --> 00:51:51.510
Christopher Carthy: isn't there a golf course on long island named Timothy Shay.

440
00:51:54.210 --> 00:51:55.350
Mark Weingarten: I think it's time oh sure.

441
00:51:55.380 --> 00:51:56.700
Christopher Carthy: champion will say okay.

442
00:51:59.340 --> 00:51:59.850
Mark Weingarten: Close.

443
00:52:00.660 --> 00:52:01.950
Christopher Carthy: My baby's coming after them.

444
00:52:21.810 --> 00:52:22.920
jeffrey mendell: For somebody to appear.

445
00:52:24.540 --> 00:52:25.140
he's coming in.

446
00:52:30.240 --> 00:52:34.200
Christopher Carthy: People who people like the brooklyn bridge shouldn't be talking about time limits.

447
00:52:34.290 --> 00:52:42.270
Adam Kaufman: 1010 we can't hear you, but if you want to type in type in your comment in the chat will be able to see that if you want to do that.

448
00:52:47.100 --> 00:52:48.630
Adam Kaufman: Can we can't we can't hear you.

449
00:52:51.060 --> 00:52:53.700
Christopher Carthy: See Adam does he want to call my cell.

450
00:52:55.260 --> 00:52:56.610
Christopher Carthy: Can you give him my cell.

451
00:52:57.480 --> 00:53:00.060

Adam Kaufman: Val can you jump on and do that.

452

00:53:13.230 --> 00:53:23.070

Adam Kaufman: You know what TIM i'm going to try to put you back in the waiting room and then let you in again, maybe, make sure you click to connect to your microphone there.

453

00:53:40.290 --> 00:53:40.860

Adam Kaufman: No luck.

454

00:53:48.030 --> 00:53:53.910

Adam Kaufman: You see, on the bottom of the chat feature if you click on that bubble, you can type in.

455

00:53:54.240 --> 00:53:56.010

Christopher Carthy: Adam can you send him a phone number.

456

00:53:56.820 --> 00:53:58.200

Valerie B Desimone: i'm i'm working on that.

457

00:53:58.470 --> 00:54:03.690

Christopher Carthy: Because I didn't give him my speaker phone right now, my home speakerphone he could call that number, and I can put them on speaker.

458

00:54:24.660 --> 00:54:27.750

Larry Ruisi: So while we're waiting what's your what's your timing, when do you think.

459

00:54:28.980 --> 00:54:32.520

Larry Ruisi: you'll be open in the spring, what what's your timeline look like.

460

00:54:33.600 --> 00:54:40.290

jeffrey mendell: So we are gearing up right now to get open in the spring, a lot of it is weather dependent.

461

00:54:40.950 --> 00:54:44.160

jeffrey mendell: You know we're waiting for the snow to melt Larry I was out on the course.

462

00:54:44.160 --> 00:54:44.970

jeffrey mendell: Today, some of.

463

00:54:47.400 --> 00:54:51.900

jeffrey mendell: Our melted you know, but there are still plenty of areas where there's almost a foot of snow.

464

00:54:52.200 --> 00:54:57.450

Christopher Carthy: yeah Jeff What about your wishes westchester county health department approval how's that going.

465

00:54:58.530 --> 00:55:04.800

jeffrey mendell: we're going to be finally momentarily for the food service approval, with the rest Department of Health they require 21 days notice.

466

00:55:05.700 --> 00:55:07.890

Tim Shea: what's your what's your timing, when do you think.

467

00:55:09.960 --> 00:55:13.740

Adam Kaufman: I think that's that's you we hear him now and turn off the.

468

00:55:13.830 --> 00:55:15.120

Adam Kaufman: web version of.

469

00:55:16.050 --> 00:55:16.590

Tim Shea: Right now.

470

00:55:24.150 --> 00:55:24.780

Christopher Carthy: There you go.

471

00:55:25.500 --> 00:55:25.980

Okay.

472

00:55:28.380 --> 00:55:30.600

Adam Kaufman: So tell me you've got to shut off the web.

473

00:55:39.360 --> 00:55:41.220

Tim Shea: momentarily for the food service.

474

00:55:43.170 --> 00:55:44.910

Tim Shea: They require 21 days notice.

475

00:55:48.360 --> 00:55:49.710
Roland Baroni: See here you add him.

476
00:55:51.120 --> 00:55:55.590
Adam Kaufman: I hope he hears us do you hear us TIM, can you give us a thumbs up if you hear us okay.

477
00:56:00.960 --> 00:56:05.460
Adam Kaufman: We hear you fine TIM it's just it's very distracting to hear the Web version, please.

478
00:56:06.300 --> 00:56:07.590
Christopher Carthy: turn off your Google.

479
00:56:07.680 --> 00:56:09.030
Christopher Carthy: turn off your Google.

480
00:56:09.720 --> 00:56:14.430
Christopher Carthy: When you go to Google or wherever you're listening to nc TV right now just click the X.

481
00:56:14.670 --> 00:56:15.930
Christopher Carthy: And X out of that.

482
00:56:31.650 --> 00:56:33.060
Adam Kaufman: I think he's calling you Christopher.

483
00:56:45.300 --> 00:56:47.250
Christopher Carthy: Membership question i'm going to be really absurd.

484
00:56:52.500 --> 00:56:54.930
jeffrey mendell: I got news for you, he can't figure this out, he can't be a member.

485
00:56:55.020 --> 00:56:55.230
it's.

486
00:56:56.670 --> 00:56:59.010
Adam Kaufman: Just unmute yourself and we'll make the best of it.

487
00:57:02.340 --> 00:57:02.670
Adam Kaufman: Good.

488

00:57:03.240 --> 00:57:08.670

Tim Shea: Okay i'm really just trying to investigate what is going to be going on at the facility.

489

00:57:08.940 --> 00:57:11.340

Tim Shea: Okay, since we are next door.

490

00:57:12.870 --> 00:57:14.370

Tim Shea: And I was just here to kind of listen.

491

00:57:14.880 --> 00:57:22.860

Christopher Carthy: Okay, so TIM now is i'm putting the face to the name TIM shea is the principle of armah golf tennis.

492

00:57:23.160 --> 00:57:27.210

Christopher Carthy: Correct correct okay so TIM is the principle of harmonic tennis.

493

00:57:27.450 --> 00:57:29.460

Christopher Carthy: And that's why he's asking this question.

494

00:57:30.270 --> 00:57:31.860

Tim Shea: Did you see what's going on.

495

00:57:32.010 --> 00:57:34.650

Adam Kaufman: yeah so did you did you get a good overview.

496

00:57:35.220 --> 00:57:35.970

Adam Kaufman: presentation.

497

00:57:36.240 --> 00:57:37.830

Adam Kaufman: I did any questions.

498

00:57:38.880 --> 00:57:40.500

Tim Shea: None whatsoever right now.

499

00:57:40.800 --> 00:57:42.300

Adam Kaufman: Okay, great.

500

00:57:42.690 --> 00:57:43.560

Christopher Carthy: thanks for your.

501

00:57:43.950 --> 00:57:45.540

Tim Shea: Patience i'm sorry about that.

502

00:57:46.380 --> 00:57:47.100

Adam Kaufman: We understand.

503

00:57:47.400 --> 00:57:49.980

Christopher Carthy: We have we have a giggle um.

504

00:57:52.920 --> 00:58:07.110

Christopher Carthy: So I mean Jeff I was asking you i'm noticing that the conditions are you need health department approval for both the sanitary operations, the sanitary and the food truck how about the sanitary thing how's that going in terms of getting that approval from the health department.

505

00:58:08.340 --> 00:58:10.980

jeffrey mendell: we've got those papers, Chris.

506

00:58:11.400 --> 00:58:19.200

Christopher Carthy: Well, I mean, I guess, I guess you could wait for one i'm curious why you waited until now the file, as opposed to filing them a month ago.

507

00:58:20.490 --> 00:58:28.410

jeffrey mendell: You know i'm working my way through the regulatory labyrinth, and you know, as you can imagine i've got a long list of things that are on my to do this.

508

00:58:29.640 --> 00:58:32.250

Christopher Carthy: I hope that doesn't hold you up that's what i'm concerned about.

509

00:58:32.460 --> 00:58:34.260

jeffrey mendell: I thank you for that I appreciate that.

510

00:58:34.500 --> 00:58:35.790

Christopher Carthy: All right, okay.

511

00:58:37.380 --> 00:58:40.080

Christopher Carthy: um don't blame North Council for that.

512

00:58:40.560 --> 00:58:41.130

jeffrey mendell: I want.

513

00:58:41.460 --> 00:58:43.710

Christopher Carthy: Alright, so um.

514

00:58:45.270 --> 00:58:47.970

Christopher Carthy: board members is there anything else you want to ask the applicant.

515

00:58:49.320 --> 00:58:51.660

Jim Jensen: I have a question about the resolution unnecessarily.

516

00:58:51.720 --> 00:58:54.810

Christopher Carthy: Good that's good, this is a good time for that.

517

00:58:55.110 --> 00:59:08.790

Jim Jensen: Thank you um so these more just to Adam Adam on the, on the other conditions, I noticed that there was a number two on page five or seven the comment about the noise chapter.

518

00:59:09.390 --> 00:59:15.660

Jim Jensen: huh what, what do you what's the implication there i'm not sure there's that.

519

00:59:16.050 --> 00:59:24.000

Adam Kaufman: it's just a standard standard condition and alerting them that they need to comply with whatever the code says so that.

520

00:59:24.090 --> 00:59:32.010

Jim Jensen: The code allows I guess because of the the parking in the way the venue is going to be set up for either.

521

00:59:33.330 --> 00:59:37.110

Jim Jensen: golf or other events on the site during the during the period.

522

00:59:37.260 --> 00:59:42.960

Adam Kaufman: yeah that's that's you know late at night events or something like that that just has to be in compliance with the code.

523

00:59:43.290 --> 00:59:59.520

Jim Jensen: It sounds like from the hours of 10pm to 7am no loud noises allowed, but if there were parties or bands or events up until 10pm that's fine right according to the that's what that's what you're implying there correct.

524

00:59:59.640 --> 01:00:03.840

Adam Kaufman: Welcome, implying, they just have to comply with what the noise ordinance.

525

01:00:04.260 --> 01:00:05.220

Jim Jensen: Right right.

526

01:00:06.090 --> 01:00:08.520

Roland Baroni: It would also extend to like.

527

01:00:08.670 --> 01:00:11.400

Roland Baroni: early morning lawn mowing things like that.

528

01:00:11.430 --> 01:00:12.840

Adam Kaufman: Right yeah sure.

529

01:00:13.110 --> 01:00:13.380

Roland Baroni: yeah.

530

01:00:13.890 --> 01:00:16.110

Jim Jensen: The trash collection all those things right.

531

01:00:17.220 --> 01:00:22.080

Jim Jensen: Okay, I just it just wasn't wasn't typically this is some depth.

532

01:00:23.400 --> 01:00:27.660

Jim Jensen: or a little more expressive in terms of what's being asked here just one sentence there.

533

01:00:27.990 --> 01:00:28.470

Jim Jensen: Yes, well.

534

01:00:28.860 --> 01:00:41.640

Adam Kaufman: I didn't want to recite the whole noise section of the code, so it was just easier to put the reference in look be alert that we have this other chapter in the code that we expect you to comply, where.

535

01:00:43.020 --> 01:00:45.420

Jim Jensen: I only on boarded up as we hadn't touched on it before.

536

01:00:45.660 --> 01:00:50.280

Jim Jensen: No, we didn't write it just kind of was there, so.

537

01:00:51.390 --> 01:00:55.740

Christopher Carthy: Jim your critical eye is very much appreciated independent upon by this board.

538

01:00:56.310 --> 01:00:56.700

Jim Jensen: Thank you.

539

01:00:57.000 --> 01:00:57.360

Christopher Carthy: Okay.

540

01:00:57.570 --> 01:00:58.830

Jim Jensen: Thanks not easy to keep up.

541

01:01:02.280 --> 01:01:04.080

Christopher Carthy: Thank you for your critical line.

542

01:01:04.470 --> 01:01:06.750

Christopher Carthy: So i'm Jim anything else.

543

01:01:07.050 --> 01:01:17.520

Jim Jensen: No it's just just the applicant to is that you know if they're aware of of that sentence that was added in the implications to that, whatever their business plan is or their their event plans.

544

01:01:17.700 --> 01:01:19.290

Jim Jensen: that's the point I was trying to make.

545

01:01:19.770 --> 01:01:23.130

Adam Kaufman: yeah and it really you know, at the end of the day it doesn't make a difference.

546

01:01:24.270 --> 01:01:34.980

Adam Kaufman: Even if we didn't have that in as a condition did be expected or required to comply with those noise conditions, it was really more of a reminder.

547

01:01:35.100 --> 01:01:36.000

Christopher Carthy: reminder right.

548

01:01:36.060 --> 01:01:38.070

Adam Kaufman: Given given what's proposed on the second I.

549

01:01:38.070 --> 01:01:40.980

Jim Jensen: got it okay That was all I had right.

550

01:01:41.940 --> 01:01:42.810

Christopher Carthy: Okay, thank you, Jim.

551

01:01:43.110 --> 01:01:44.100

So.

552

01:01:45.960 --> 01:01:48.210

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

553

01:01:49.980 --> 01:01:50.460

Steven's Sauro: i'll second.

554

01:01:50.850 --> 01:01:51.600

Christopher Carthy: All in favor.

555

01:01:52.020 --> 01:01:52.440

Christopher Carthy: Aye.

556

01:01:52.590 --> 01:01:53.010

A high.

557

01:01:54.450 --> 01:01:58.230

Christopher Carthy: And now we have in front of us a draft resolution for this evening.

558

01:01:59.670 --> 01:02:04.170

Christopher Carthy: And Jim do you want to make a motion to adopt the draft resolution for the.

559

01:02:04.170 --> 01:02:05.700

Mark Weingarten: same this the chip Mr Chairman.

560

01:02:05.700 --> 01:02:05.850

let's.

561

01:02:06.900 --> 01:02:09.090

Mark Weingarten: make a couple of just minor comments before.

562

01:02:09.090 --> 01:02:09.660

Mark Weingarten: We move on.

563

01:02:09.780 --> 01:02:18.780

Mark Weingarten: yeah There is one issue where you mentioned it's mentioned in the resolution, and whereas later regarding mission to the ar D for approval.

564

01:02:18.810 --> 01:02:19.350

Christopher Carthy: Oh that's right.

565

01:02:19.800 --> 01:02:30.870

Mark Weingarten: I personally don't believe that that's something that's required I don't know what it would be, we have trailers that we've shown what they're going to look like they can't be changed, they are you know they're.

566

01:02:31.410 --> 01:02:36.570

Mark Weingarten: renting a natural they look like so i'm not sure I think it would be our request to remove that right.

567

01:02:36.630 --> 01:02:45.210

Christopher Carthy: I mean I bring that up i'm sorry I actually forgot, I meant to bring that up so you know there's some confusion board members as to whether or not a IRB.

568

01:02:45.660 --> 01:03:05.580

Christopher Carthy: approval is required for these trailers and the and the approval decision was left to the building inspector to decide whether or not a IRB approval is required, and so, Adam, I would like to support the applicant in that cause, which is.

569

01:03:06.900 --> 01:03:16.080

Christopher Carthy: I don't see why, in this case, they are, we need a or B approval and i'm comfortable saying that i'd like to move forward with with striking that clause as well.

570

01:03:17.610 --> 01:03:20.130

Adam Kaufman: yeah i've really different a rolling you know.

571

01:03:20.520 --> 01:03:22.110

Christopher Carthy: As a through the road as well.

572

01:03:22.350 --> 01:03:31.980

Adam Kaufman: yeah and let me just explain my thinking here was you know the building department typically deems temporary structures structures that are there, six months or less.

573

01:03:32.430 --> 01:03:43.410

Adam Kaufman: Since we know this is going to be here a couple of years, you know, does that put it over the threshold, where this the IRB needs to comment if the answer is no great I just wasn't it wasn't clear to me.

574

01:03:43.950 --> 01:03:51.840

Mark Weingarten: yeah but again animate mark weingarten I would just suggest that it's more akin to a construction trailer which actually one of them is.

575

01:03:52.140 --> 01:04:04.830

Mark Weingarten: Using which can be there for a long period of time, and it does not go to the rv for because it's not a permanent and you know this sense that there is a limited time, so we we just think it makes sense to wave, but of course your Council have their own opinion.

576

01:04:05.250 --> 01:04:06.870

Roland Baroni: No, I.

577

01:04:08.010 --> 01:04:26.520

Roland Baroni: I think there are things that can happen to standardize trailers like skirts and different facades and in the covered entry way I think its proper, given the length of time this is going to remain here I think its proper for it to go to the ARV.

578

01:04:29.310 --> 01:04:40.530

Roland Baroni: it's very visible from 22 and it's a period of years, not months and I can't think of an instance where we've had construction trailers in place for that long.

579

01:04:44.160 --> 01:04:51.510

jeffrey mendell: Two years you know, with all due respect, the trailer is already there it is skirted it is going to be landscape, the plan is in front of you.

580

01:04:53.070 --> 01:04:53.460

jeffrey mendell: You know.

581

01:04:53.520 --> 01:04:54.660

jeffrey mendell: I expect that.

582

01:04:55.230 --> 01:04:58.140

jeffrey mendell: These facilities will be there for probably about two years.

583

01:05:00.060 --> 01:05:12.420

jeffrey mendell: You know the Everything is already ordered and being delivered to the site, from my perspective, nothing is going to change and I respectfully request that you waive that a rb requirement, I think it's unnecessary.

584

01:05:15.150 --> 01:05:18.180

Roland Baroni: I don't even know if it's being waved, to be honest with you.

585

01:05:18.180 --> 01:05:27.870

Roland Baroni: Chris you know the IRB has a set of rules and regulations that they abide by I don't see where this becomes an exempt an exempt matter.

586

01:05:29.100 --> 01:05:31.320

Roland Baroni: You know they're one of the few boards that has.

587

01:05:32.250 --> 01:05:36.240

Roland Baroni: bylaws in the code of what of what their jurisdiction is.

588

01:05:36.360 --> 01:05:40.380

Christopher Carthy: Right, I understand that point if it's perfunctory.

589

01:05:41.430 --> 01:05:48.600

Christopher Carthy: More or less rolling if you're saying is is my question then was, why was it being referred to the building inspector.

590

01:05:49.530 --> 01:05:59.760

Christopher Carthy: that's what bothered me a little bit about the out about that comment, I felt like it was being referred to the building inspectors in the planning Board should deal with it as opposed to refer you to the building inspector.

591

01:05:59.820 --> 01:06:09.810

Roland Baroni: Well, because there is a there is a section in the ARV rules and regulations that allows for the building inspector, to make the determination.

592

01:06:10.170 --> 01:06:21.600

Roland Baroni: In specific cases of whether or not something has to go to the ARV but there's nothing in those rules and regs that allows the planning board to to act on its own.

593

01:06:22.560 --> 01:06:32.430

Roland Baroni: So if the applicant convinced can convince the building inspector, not to send it that's fine but short of that the planning board doesn't have that within its jurisdiction.

594

01:06:34.680 --> 01:06:43.260

Christopher Carthy: Okay that's what I wanted to know I mean Jeff it sounds you know that's the Council I needed to hear because.

595

01:06:43.620 --> 01:06:57.000

Christopher Carthy: It it doesn't sound like you're asking the planning board to do something that, quite frankly, I agree with you Jeff but it's not within the purview of the planning board to act on this that's what our Council is telling us.

596

01:06:57.180 --> 01:07:04.290

jeffrey mendell: Okay, I hear you Chris I wasn't aware of that myself so that's that's news to me we'll deal with the building inspector.

597

01:07:04.980 --> 01:07:06.660

jeffrey mendell: Try to resolve it that way.

598

01:07:06.720 --> 01:07:09.360

jeffrey mendell: Unfortunately he's about six to eight weeks behind.

599

01:07:09.720 --> 01:07:15.180

jeffrey mendell: In processing building permit application, I agree with you on that true let's back up a second.

600

01:07:15.240 --> 01:07:25.890

Christopher Carthy: I agree with you, the building inspector, quite frankly, in deference to the building inspector, I think he is extremely busy right now and to have to put another thing on his plate.

601

01:07:26.460 --> 01:07:37.200

Christopher Carthy: is not all that much of a thrill either, is it possible than just to refer this to the ARV Jeff just go to their be do your thing and.

602

01:07:39.120 --> 01:07:41.850

Christopher Carthy: Is that is that might be is that quicker is what i'm asking.

603

01:07:42.030 --> 01:07:46.110

jeffrey mendell: Well, how quick could that be done Chris because we're getting ready to open in about 30 days.

604

01:07:47.760 --> 01:07:54.600

Christopher Carthy: Well, how can you open in 30 days, how can you open in 30 days without a permit from the health, the health department and from North castle.

605

01:07:54.780 --> 01:07:56.040

jeffrey mendell: like an open the golf course.

606

01:07:56.910 --> 01:08:02.010

Christopher Carthy: uh huh okay when i'm rolling what i'm kind of getting at is.

607

01:08:02.700 --> 01:08:18.390

Christopher Carthy: what's the most efficient, quite frankly, the most streamlining way that we can get this done should I just should we send them to their be and let let procedure satisfy the application or as a cricketer send it to the building department.

608

01:08:19.890 --> 01:08:26.340

Roland Baroni: it's probably I think Mr mandela's correct it's probably quicker just to get on an A or B agenda.

609

01:08:26.520 --> 01:08:27.330

Christopher Carthy: I think, so too.

610

01:08:27.750 --> 01:08:28.080

Adam Kaufman: I think.

611

01:08:29.010 --> 01:08:30.480

Roland Baroni: Every two weeks don't they.

612

01:08:31.020 --> 01:08:32.130

Adam Kaufman: Know once a month.

613

01:08:33.480 --> 01:08:38.490

Valerie B Desimone: Actual review board just met march 3 and their next meeting is it until April 21st.

614

01:08:40.500 --> 01:08:40.800

Meeting.

615

01:08:42.360 --> 01:08:44.070

jeffrey mendell: doesn't work for me yeah.

616

01:08:44.640 --> 01:08:44.880

yeah.

617

01:08:46.770 --> 01:08:47.010

Christopher Carthy: Right.

618

01:08:47.100 --> 01:08:54.720

Roland Baroni: Then you've got to go the building inspector route Adam can't you get the building inspectors attention to answer this question.

619

01:08:54.900 --> 01:08:55.740

Adam Kaufman: Definitely yeah.

620

01:08:55.830 --> 01:08:59.160

Christopher Carthy: yeah okay good Thank you yeah I agree with that too.

621

01:08:59.490 --> 01:09:00.090

Christopher Carthy: So Jeff.

622

01:09:01.110 --> 01:09:02.850

Christopher Carthy: Adams move this along.

623

01:09:04.770 --> 01:09:05.010

Christopher Carthy: But.

624

01:09:05.940 --> 01:09:07.890

Christopher Carthy: The bottom line is we'll move this along.

625

01:09:08.610 --> 01:09:09.720

Adam Kaufman: Like the result, but I.

626

01:09:09.720 --> 01:09:11.220

Larry Ruisi: read them they pay a lot more.

627

01:09:12.570 --> 01:09:14.490

jeffrey mendell: We only pay for the right result Adam.

628

01:09:15.780 --> 01:09:30.480

Christopher Carthy: let's not have that anyway, the bottom line is is Jeff we're gonna ask the building inspector to a pine that may help you may not, and I will facilitate that question okay.

629

01:09:30.870 --> 01:09:32.370

jeffrey mendell: Okay well do the best we can.

630

01:09:33.120 --> 01:09:36.390

Christopher Carthy: So, have we close the poll.

631

01:09:37.500 --> 01:09:38.220

Steven's Sauro: Now, not.

632

01:09:38.310 --> 01:09:39.030

Adam Kaufman: Okay Marcus.

633

01:09:39.240 --> 01:09:43.050

Paul R. Sysak, RLA (JMC): Was um you want to hold on, if I can, if I can add something there, there was a couple.

634

01:09:43.050 --> 01:09:45.060

Paul R. Sysak, RLA (JMC): of other items we just wanted to go over real quick.

635

01:09:46.590 --> 01:09:57.030

Paul R. Sysak, RLA (JMC): Resolution so number number seven was just a clarification is no concrete sidewalk or curving proposed it's all going to be just as fault or decorative papers.

636

01:09:57.630 --> 01:10:06.390

Paul R. Sysak, RLA (JMC): and Joe you and I can talk offline about some of the engineering related conditions, but the one that we had a question about is number two wonder.

637

01:10:06.930 --> 01:10:19.320

Paul R. Sysak, RLA (JMC): Prior to issuance of certificate of occupancy just asking whether or not in an actual asheville surveys required of very situation, other than you know it will be installed.

638

01:10:19.530 --> 01:10:21.690

Adam Kaufman: moments with the site that's a fair question, given that.

639

01:10:22.140 --> 01:10:24.930

Adam Kaufman: permanent features yo.

640

01:10:25.080 --> 01:10:26.520

Adam Kaufman: Joe you have a thought on that.

641

01:10:28.290 --> 01:10:30.540

Christopher Carthy: Is you know it's an expensive.

642

01:10:30.690 --> 01:10:31.650

Joe you're on mute so.

643

01:10:33.300 --> 01:10:35.130

Joe Cermele: you're talking about condition number 200 party.

644

01:10:35.130 --> 01:10:35.490

hat.

645

01:10:36.660 --> 01:10:41.580

Joe Cermele: yeah I think that it's just a standard condition, but in this instance because it's temporary we don't need it.

646

01:10:42.120 --> 01:10:46.440

Adam Kaufman: I think I think that's a good point Paul so it's updated board here.

647

01:10:46.500 --> 01:10:47.010

jeffrey mendell: Thanks Joe.

648

01:10:47.880 --> 01:10:49.710

Adam Kaufman: yep but I, I agree.

649

01:10:50.280 --> 01:10:51.720

Adam Kaufman: I don't think we need it good.

650

01:10:51.930 --> 01:10:53.430

Paul R. Sysak, RLA (JMC): yeah those are only comments.

651

01:10:55.170 --> 01:11:02.940

Christopher Carthy: All right, so, then we can make a motion to strike condition number two for prior to issuance of the other 60 about yeah.

652

01:11:05.190 --> 01:11:07.800

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

653

01:11:08.760 --> 01:11:17.490

Larry Ruisi: Not nothing to add Chris but you know i'm sitting here and i'm listening and you know so we're now talking about the IRB thing and it's.

654

01:11:17.940 --> 01:11:35.460

Larry Ruisi: it's obviously very late in the game for what this applicant wants to do so, I guess the question i'm asking myself is, how can we, as a board and planning board, you know, make sure that applicants understand the timeline and the hoops that they need to go through, and I don't know.

655

01:11:35.580 --> 01:11:41.340

Larry Ruisi: If they say our big thing is our full therefore nobody's fault, but you know.

656

01:11:41.850 --> 01:11:52.050

Larry Ruisi: we've been talking about this for for quite a while now, so this to MIT to my way of thinking, this should have been on the table, even at the last time when we when we reviewed.

657

01:11:52.620 --> 01:12:03.900

Larry Ruisi: Those those temporary facilities will review that plan just seems to me we need to communicate and maybe maybe we did, and maybe the applicant didn't.

658

01:12:04.320 --> 01:12:18.540

Larry Ruisi: didn't pick up on it, but I just think it's something you know, we want to, we want to take a look at you know, we should be, in my opinion, encouraging business, we all want this thing to get open and and be done well, so just a thought.

659

01:12:19.590 --> 01:12:20.310

Christopher Carthy: Thank you Larry.

660

01:12:21.990 --> 01:12:24.900

Christopher Carthy: Alright, so again board members anything else beyond that.

661

01:12:27.210 --> 01:12:29.550

Christopher Carthy: Alright, so i'll make a motion to close to public hearing.

662

01:12:31.020 --> 01:12:33.090

Christopher Carthy: Second, second all in favor.

663

01:12:33.300 --> 01:12:33.480

Aye.

664

01:12:34.740 --> 01:12:36.000

Christopher Carthy: Valeri seconded.

665

01:12:37.440 --> 01:12:38.280

Christopher Carthy: In and.

666

01:12:39.600 --> 01:12:48.390

Christopher Carthy: We have a draft resolution in front of us where we struck condition to from the prior to issuance of of a CFO were there any other changes to the.

667

01:12:49.860 --> 01:12:52.590

Christopher Carthy: Resolution No that's it right okay.

668

01:12:53.490 --> 01:12:56.850

Christopher Carthy: So i'll make a motion to a top the resolution as amended.

669

01:12:57.780 --> 01:12:58.410

Steven's Sauro: On second.

670

01:12:59.190 --> 01:12:59.970

Christopher Carthy: All in favor.

671

01:13:00.420 --> 01:13:00.720

Aye.

672

01:13:01.740 --> 01:13:04.140

Christopher Carthy: Okay, thank you good luck, gentlemen.

673

01:13:04.680 --> 01:13:05.280

jeffrey mendell: Thank you.

674

01:13:05.520 --> 01:13:06.210

Paul R. Sysak, RLA (JMC): Thanks everyone.

675

01:13:07.110 --> 01:13:08.280

jeffrey mendell: appreciate your help, thank you.

676

01:13:09.270 --> 01:13:09.870

Keep it moving.

677

01:13:13.560 --> 01:13:16.740

Adam Kaufman: On the next two items Christopher are the sidewalks.

678

01:13:16.800 --> 01:13:18.630

Christopher Carthy: That we are conducting yeah.

679

01:13:19.770 --> 01:13:27.750

Christopher Carthy: So the next application before it's it's three middle patent road and that's for a pool in the front yard setback.

680

01:13:29.310 --> 01:13:31.650

Christopher Carthy: And the applicant with us.

681

01:14:04.110 --> 01:14:04.560

Seth Ticehurst: hi.

682

01:14:07.980 --> 01:14:09.090

Adam Kaufman: You that has the.

683

01:14:10.080 --> 01:14:11.190

Adam Kaufman: version playing.

684

01:14:12.540 --> 01:14:13.470

Seth Ticehurst: That is me.

685

01:14:13.920 --> 01:14:16.020

Adam Kaufman: You can just shut that off that'd be helpful, thank you.

686

01:14:16.050 --> 01:14:19.590

Seth Ticehurst: yeah pete pete Gregory was gonna be showing the plan I think tonight.

687

01:14:20.190 --> 01:14:20.610

alright.

688

01:14:23.340 --> 01:14:24.240

Adam Kaufman: Are you ready to.

689

01:14:24.300 --> 01:14:25.140

Peter J. Gregory, P.E. - Provident Design Engineering: Do that yes, I am.

690

01:14:25.440 --> 01:14:26.550

Adam Kaufman: Great there you go.

691

01:14:35.820 --> 01:14:38.040

Seth Ticehurst: And is Glenn on boy.

692

01:14:39.510 --> 01:14:41.970

Adam Kaufman: See Glenn in the waiting room well, let me take another look.

693

01:14:42.030 --> 01:14:43.980

Seth Ticehurst: yeah he was going to be given the preparation.

694

01:14:45.450 --> 01:14:47.250

Adam Kaufman: Okay sorry about that.

695

01:15:05.400 --> 01:15:06.000

Glenn Ticehurst: Hello everyone.

696

01:15:06.600 --> 01:15:07.650

Adam Kaufman: hello, good evening.

697

01:15:11.340 --> 01:15:11.610

Christopher Carthy: Hello.

698

01:15:12.660 --> 01:15:13.530

Seth Ticehurst: The great Chris.

699

01:15:16.170 --> 01:15:23.010

Adam Kaufman: yeah if you want to give the board, just a brief overview of what we're talking about the Board was out there last week.

700

01:15:24.600 --> 01:15:26.100

Adam Kaufman: So I think you're still familiar.

701

01:15:26.160 --> 01:15:27.570

Adam Kaufman: And you know.

702

01:15:27.780 --> 01:15:29.460

Adam Kaufman: I think that's where we are right now.

703

01:15:31.020 --> 01:15:36.630

Glenn Ticehurst: yeah so we submitted the plans, while back and we got the opportunity to have our sidewalk on Friday.

704

01:15:37.830 --> 01:15:41.640

Glenn Ticehurst: Thanks to the board for putting up with them, whether because it was a little nippy out there.

705

01:15:43.170 --> 01:15:44.820

Glenn Ticehurst: But I did think that.

706

01:15:46.530 --> 01:15:55.620

Glenn Ticehurst: You know, it really was worth seeing that property it's a very different story when you look at it on a piece of paper, rather than being there on site.

707

01:15:56.460 --> 01:16:15.450

Glenn Ticehurst: At that site meeting set tasers was there landscape architect, as well as P Gregory was also want to call our civil engineer so yeah the you know it's it's a tough site extremely challenging we did find this little sliver of land that was reasonable to place the pool.

708

01:16:16.740 --> 01:16:17.700

Glenn Ticehurst: In the area.

709

01:16:19.380 --> 01:16:28.680

Glenn Ticehurst: adjacent to an existing sort of pull off parking area about 500 square feet of that parking area would be removed to accommodate the pool.

710

01:16:30.390 --> 01:16:45.390

Glenn Ticehurst: it's difficult again because of the amount of steep slopes on his property instead of 100 foot wetland set back we're dealing with 150 feet and or get most of everything out of that corner here and they're doing doesn't true.

711

01:16:47.820 --> 01:16:55.170

Glenn Ticehurst: But it seems to make sense it's relatively clear and open, there are a few trees that have to come down they're all within the.

712

01:16:56.820 --> 01:17:04.380

Glenn Ticehurst: purview of what's allowable without a tree permit, as I understand it, we are doing some additional planting and screening.

713

01:17:05.520 --> 01:17:17.400

Glenn Ticehurst: The elevation of the pool itself is much higher than the road so it's not your typical front yard situation where traffic going by looks in at this activity.

714

01:17:18.600 --> 01:17:22.770

Glenn Ticehurst: The pool is elevated significantly above the road and out of sites.

715

01:17:23.910 --> 01:17:27.780

Glenn Ticehurst: So what we're hoping to do is obviously.

716

01:17:29.010 --> 01:17:41.790

Glenn Ticehurst: move the project forward, we will be needing we will be meeting with the conservation board, so it was great having them there as well, so we can walk them through some of the representatives through the project.

717

01:17:43.230 --> 01:17:51.480

Glenn Ticehurst: We will need a referral to the zoning board because, unfortunately, this particular location is within the excuse me, the front yard set back.

718

01:17:53.610 --> 01:17:54.840

Glenn Ticehurst: To the two acre zone.

719

01:17:56.010 --> 01:17:57.090

Glenn Ticehurst: Really challenging.

720

01:17:58.680 --> 01:18:02.070

Glenn Ticehurst: Those of you that were there certainly witnessed that.

721

01:18:03.480 --> 01:18:18.600

Glenn Ticehurst: The graphs have recently moved in and family and are hoping to be able to find a way to do this project, so they can enjoy the property happy to talk about anything in particular if that's helpful.

722

01:18:25.410 --> 01:18:26.160

Christopher Carthy: we're members.

723

01:18:27.300 --> 01:18:33.480

Larry Ruisi: Glenn Glenn I noticed when we were there, I agree with you it's set back and it's a pie and.

724

01:18:34.050 --> 01:18:43.710

Larry Ruisi: I think when the trees fill in, and you know the spring and summer you're not even going to be able to see it, what the only question I really had is there a lot of rock under there.

725

01:18:44.220 --> 01:18:45.300

Glenn Ticehurst: There is rock under there.

726

01:18:45.660 --> 01:18:49.380

Larry Ruisi: So you're going to have to chip away at that Rock in some way, shape or form.

727

01:18:49.710 --> 01:18:50.190
Glenn Ticehurst: We will.

728
01:18:52.530 --> 01:18:59.790
Larry Ruisi: Okay, so I don't know how Chris how big, that is, and does it get into other issues that we've seen another properties.

729
01:18:59.880 --> 01:19:09.420
Christopher Carthy: Actually Larry the town board recently I believe the town board recently passed rule and do that I think they passed a chip importance.

730
01:19:09.870 --> 01:19:11.250
Christopher Carthy: right but it right.

731
01:19:11.430 --> 01:19:13.890
Christopher Carthy: So bottom line is these folks have.

732
01:19:14.310 --> 01:19:16.710
Christopher Carthy: They know by by the chipping ordinance.

733
01:19:16.710 --> 01:19:17.070
Larry Ruisi: got it.

734
01:19:17.190 --> 01:19:19.500
Adam Kaufman: Okay, however, it should be noted.

735
01:19:19.590 --> 01:19:28.110
Adam Kaufman: That there's a provision in there, where that first draft of that shipping plan comes before the planning board.

736
01:19:28.800 --> 01:19:41.970
Adam Kaufman: should be reviewed by the planning board when planning board a site plan jurisdiction so that's something gland and seth you should take a look at and then give us, you know that preliminary plan that ultimately is going to get approved by the building department.

737
01:19:42.480 --> 01:19:43.800
Glenn Ticehurst: Okay, will do.

738
01:19:44.250 --> 01:19:48.630
Adam Kaufman: yeah or I don't know if I should be directing that to Peter but whoever is going to work on that.

739

01:19:49.830 --> 01:19:55.080

Christopher Carthy: And what does that mean the quantitative number of days estimate the shipping and handling that's.

740

01:19:55.080 --> 01:19:59.790

Adam Kaufman: Part of it, yes, the whole code has a certain enumerate what you know.

741

01:19:59.820 --> 01:20:02.400

Adam Kaufman: Information we're looking for, and that is part of it yeah.

742

01:20:04.350 --> 01:20:06.600

Christopher Carthy: yeah that's a wing and a prayer but okay.

743

01:20:08.220 --> 01:20:08.610

Adam Kaufman: yeah.

744

01:20:09.060 --> 01:20:09.930

Glenn Ticehurst: it's a little tricky.

745

01:20:11.250 --> 01:20:11.520

Adam Kaufman: But.

746

01:20:11.790 --> 01:20:13.020

Glenn Ticehurst: we'll do the best we can, for that.

747

01:20:15.420 --> 01:20:15.510

Jim Jensen: I.

748

01:20:16.770 --> 01:20:26.550

Adam Kaufman: did a very good job of summarizing where we are and I agree with his comments that while it's unusual to have it in the front yard and that's why it certainly is in front.

749

01:20:26.820 --> 01:20:42.990

Adam Kaufman: Of the planning board when it went to the rp RC for you to take a closer look at it, given the the elevation change between the street and the activity area I don't think it's going to be visible if the board concurs, then you should think about making a recommendation.

750

01:20:43.110 --> 01:20:44.520

Adam Kaufman: To the zoning Board of appeals.

751

01:20:45.180 --> 01:20:53.070

Adam Kaufman: and other should also note that a small portion of the proposal is in the wetland buffer so wetlands permit also needs to be issued here.

752

01:20:53.490 --> 01:20:58.770

Christopher Carthy: And this is the kind of thing, though, that that the zebra is looking for a recommendation or they.

753

01:20:59.040 --> 01:21:00.180

Adam Kaufman: They are yeah I think.

754

01:21:00.210 --> 01:21:04.200

Adam Kaufman: I think they're they'd like to receive that.

755

01:21:05.340 --> 01:21:13.110

Adam Kaufman: Recommendation, in fact, the last zoning board meeting, which was last Thursday was the gas station.

756

01:21:13.380 --> 01:21:21.300

Adam Kaufman: rite aid a particular comment of appreciation for the recommendation, you did provide.

757

01:21:21.480 --> 01:21:21.870

Christopher Carthy: Okay.

758

01:21:21.900 --> 01:21:24.420

Adam Kaufman: I think they are they like it when you do that.

759

01:21:24.510 --> 01:21:25.260

Christopher Carthy: Okay, fine.

760

01:21:26.580 --> 01:21:35.130

Christopher Carthy: I happen to know this property very well I I knew the previous owners and she was a barbarous the planter.

761

01:21:35.910 --> 01:21:41.370

Christopher Carthy: And she's great great pleasure in the planting of that property.

762

01:21:43.860 --> 01:21:44.790
Glenn Ticehurst: it's a gorgeous piece.

763
01:21:45.510 --> 01:21:56.100
Christopher Carthy: You know she took great pleasure her name was Christine I believe or no it's a lovely woman older woman i'd just like to give a shout out to her because.

764
01:21:56.370 --> 01:21:59.310
Christopher Carthy: Wherever she is, I want to give her a little special blessing to her.

765
01:21:59.670 --> 01:22:01.170
Christopher Carthy: But you know she was a lovely woman.

766
01:22:02.340 --> 01:22:03.840
Glenn Ticehurst: She did a great job with that property.

767
01:22:04.140 --> 01:22:04.500
mm hmm.

768
01:22:06.000 --> 01:22:07.620
Jim Jensen: I just have a question and Christopher.

769
01:22:07.830 --> 01:22:08.640
Christopher Carthy: Go ahead justin.

770
01:22:08.910 --> 01:22:12.090
Jim Jensen: You know the sidewalk is really appreciate it, but I, you know.

771
01:22:13.620 --> 01:22:16.350
Jim Jensen: Can you just refresh my memory, why I know.

772
01:22:17.850 --> 01:22:33.990
Jim Jensen: The the applicants losing a bit of their of their landing area platform area and their for their mom driveway there were 500 square feet or so they're losing a drive parking area, but why we why there wasn't an area farther back on the site that was available.

773
01:22:34.620 --> 01:22:38.250
Jim Jensen: Was it does seem like an awful lot of rock i'm surprised, they couldn't have moved it behind the.

774

01:22:38.820 --> 01:22:40.950

Jim Jensen: rock outcrop i'm sorry.

775

01:22:41.040 --> 01:22:41.790

Adam Kaufman: For a pool.

776

01:22:42.120 --> 01:22:43.890

Jim Jensen: For the pool yes yeah.

777

01:22:44.190 --> 01:22:47.400

Adam Kaufman: Well, you know I think that's slopes map they're really.

778

01:22:49.620 --> 01:22:51.990

Adam Kaufman: Pushing pushes it intuition of rain here.

779

01:22:52.380 --> 01:22:53.640

Jim Jensen: is all right okay.

780

01:22:55.230 --> 01:23:04.590

Glenn Ticehurst: it's the only kind of level area, the good the fortunate thing is that the driveway is fairly long once you get beyond this.

781

01:23:05.340 --> 01:23:15.480

Glenn Ticehurst: You can still spec cars up on in the driveway and also there's a parking area in the rear of the House to go underneath the bridge section, so the.

782

01:23:16.320 --> 01:23:26.550

Glenn Ticehurst: You know, it will accommodate parking in the rear of the House, as well as a car or two it needed on the major part of the driveway which is.

783

01:23:26.700 --> 01:23:34.680

Jim Jensen: Just just my opinion I just you know for the applicant sake, I just felt that all of the vehicles that were stacked up least that day for the visit it seemed to you know.

784

01:23:35.370 --> 01:23:45.870

Jim Jensen: That the aesthetic that they're trying to achieve with the pool is going to be interrupted by a large you know series of vehicles between their house and the pool it's unfortunate that it couldn't or I don't know if there is another option for them.

785

01:23:47.190 --> 01:23:57.690

Glenn Ticehurst: Unfortunately there really isn't and what what is happening with the design of the pool, is it pretty much there'll be a couple of steps down from that sort of platform area.

786

01:23:58.200 --> 01:24:06.090

Glenn Ticehurst: So we talked to pull down as much as we can, and it will be screened ultimately from the parking lot as much as we can.

787

01:24:09.240 --> 01:24:13.110

Jim Jensen: So so that's it, I guess, Adam, even though the steep slopes is not.

788

01:24:14.460 --> 01:24:17.190

Jim Jensen: that's not a viable alternative doesn't it doesn't work that way.

789

01:24:18.750 --> 01:24:21.270

Adam Kaufman: it's it's it's very challenging.

790

01:24:21.360 --> 01:24:23.340

Christopher Carthy: If we're in the backyard.

791

01:24:24.240 --> 01:24:30.240

Jim Jensen: i'm just wondering i'm just looking at we we didn't get to the to the site, we just kind of stopped at the pool area we didn't.

792

01:24:30.240 --> 01:24:35.880

Jim Jensen: want to the site, I know the weather wasn't wasn't great day, but I just curious for the.

793

01:24:35.880 --> 01:24:36.570

Jim Jensen: outcome say.

794

01:24:36.810 --> 01:24:37.740

Jim Jensen: There was not something to be.

795

01:24:39.330 --> 01:24:40.920

Glenn Ticehurst: We have looked at that actually.

796

01:24:41.280 --> 01:24:44.010

Glenn Ticehurst: I don't know if you can see my cursor in the pool area.

797

01:24:44.430 --> 01:24:45.360

Jim Jensen: yeah yeah.

798

01:24:45.570 --> 01:24:57.570

Glenn Ticehurst: So all of this, a steep slopes, I mean this is pretty significant snow so by you know, keeping the pool out of that it reduces the amount of disturbance, the amount of rock removal.

799

01:24:58.680 --> 01:25:03.930

Glenn Ticehurst: Know pretty much everything and also there's a side yard setback line over here that would we'd have to.

800

01:25:03.930 --> 01:25:04.680

Glenn Ticehurst: contend with.

801

01:25:06.030 --> 01:25:21.180

Glenn Ticehurst: So, this being a more level area and with the proper landscaping this can be a destination that know is becomes much more private cars would Park, you know typically behind the House there is room there, so any car that was coming through is really moving beyond.

802

01:25:23.490 --> 01:25:27.630

Jim Jensen: Not that day, we were there I don't know, there was a quite a group right, it was.

803

01:25:27.720 --> 01:25:31.260

Glenn Ticehurst: A dozen as well yeah they'll probably never be another day like that, as my guests.

804

01:25:31.290 --> 01:25:32.430

Jim Jensen: got it yeah.

805

01:25:32.970 --> 01:25:34.050

Glenn Ticehurst: There was probably.

806

01:25:35.370 --> 01:25:38.220

Glenn Ticehurst: i'm going to guess at 10 or 12 or 14 cars.

807

01:25:39.510 --> 01:25:49.740

Glenn Ticehurst: Between the my group is three alone, plus Adam plus Joe plus the board members of the conservation board right yeah.

808

01:25:51.750 --> 01:25:55.350

Jim Jensen: Okay, that was just my only comment all right, thank you for reminding me okay.

809

01:25:59.880 --> 01:26:00.270

Christopher Carthy: mm hmm.

810

01:26:01.770 --> 01:26:06.690

George: The conservation board had a question regarding the cereal used on the roof.

811

01:26:09.810 --> 01:26:11.160

Glenn Ticehurst: On the roof of the House.

812

01:26:11.430 --> 01:26:15.960

George: yeah we have never seen that material oh.

813

01:26:17.700 --> 01:26:20.250

Glenn Ticehurst: That I don't know I can find that out for you.

814

01:26:20.640 --> 01:26:24.030

lisagraff: Okay, the roof was done by the previous owner.

815

01:26:25.980 --> 01:26:27.450

Glenn Ticehurst: i'll leave that's Lisa the client.

816

01:26:27.960 --> 01:26:28.290

Right.

817

01:26:29.610 --> 01:26:36.450

George: And they look natural or their gutters is they capture water there its perch tie up motor that flows off.

818

01:26:36.750 --> 01:26:38.490

lisagraff: yeah I think the gutters are built in.

819

01:26:41.070 --> 01:26:41.400

lisagraff: and

820

01:26:42.180 --> 01:26:43.860

Glenn Ticehurst: Then everything else yeah.

821

01:26:46.560 --> 01:26:51.540

George: Okay well we'd like to know more about it, it was a curiosity hayden.

822

01:26:56.430 --> 01:27:10.230

Christopher Carthy: Okay, George just for the record when we get offline i'm going to look at my old records see if I can find out contact information for the previous owner I don't know if she's alive or not she was elderly when I knew her, but she was very lovely when I knew her.

823

01:27:11.490 --> 01:27:29.220

George: Right well there was a lot of we walk the property extensively, we came in, on Saturday, you probably saw us and we saw a lot of clippings and manic manicured gardens down below that that all that area was considered, I guess, for a pool and then rejected.

824

01:27:30.360 --> 01:27:46.350

Glenn Ticehurst: Where you can't get behind the House, unfortunately, because the houses in the way you can't go to the left, because that's the septic system you can't go to the right because that steep slopes, and then, once you do get beyond the House it is all steep slopes and wetlands in the back.

825

01:27:46.560 --> 01:27:46.830

Right.

826

01:27:48.090 --> 01:27:48.360

Okay.

827

01:27:49.920 --> 01:27:52.470

Christopher Carthy: George i'll see if I can get your answer for you is what i'm doing.

828

01:27:52.500 --> 01:27:52.800

George: Thank you.

829

01:28:00.270 --> 01:28:04.650

Christopher Carthy: So the bottom line now is plenty board members, we have.

830

01:28:06.090 --> 01:28:07.770

Christopher Carthy: An opportunity.

831

01:28:09.060 --> 01:28:16.740

Christopher Carthy: To refer this to the zoning Board of appeals with a positive recommendation or none or negative.

832

01:28:17.970 --> 01:28:19.230

Christopher Carthy: And I welcome your input.

833

01:28:24.150 --> 01:28:31.350

Steven's Sauro: i'll take a crack at it, Chris I do think, I agree with Glenn is up summation of the project.

834

01:28:32.520 --> 01:28:38.910

Steven's Sauro: And the sidewalk proved integral in seeing how it sits in its relationship to the road and so on and so forth.

835

01:28:40.890 --> 01:28:49.890

Steven's Sauro: I also raised the question at the sidewalk for another location of the Pole and I was given a similar answer to what the with the gentleman just had given to us now.

836

01:28:50.730 --> 01:29:04.170

Steven's Sauro: I have no objection to this, I think it's going to work well it's read that it's, it is a tough site, but I do think it can be done, and done effectively, so I would would like to see, I would like to give it a positive recommendation to the cva.

837

01:29:04.680 --> 01:29:08.970

Christopher Carthy: Okay, thank you Steve anyone else, want to opine on that I like.

838

01:29:09.390 --> 01:29:11.910

Larry Ruisi: Steve said it perfectly so.

839

01:29:12.000 --> 01:29:12.690

Christopher Carthy: Thank you very.

840

01:29:13.560 --> 01:29:14.880

Jim Jensen: Okay, I do as well, you.

841

01:29:16.200 --> 01:29:19.440

Christopher Carthy: Know Steve can you make a recommendation to send this to the CBI.

842

01:29:20.070 --> 01:29:25.080

Steven's Sauro: i'm make that recommendation right now that we give it to the recommendation for this project to the va.

843

01:29:25.800 --> 01:29:26.520

Christopher Carthy: Oh second.

844

01:29:29.190 --> 01:29:29.490

Jim Jensen: I.

845

01:29:29.730 --> 01:29:30.090

Christopher Carthy: Like.

846

01:29:30.720 --> 01:29:31.710

Christopher Carthy: Okay, there you go.

847

01:29:32.010 --> 01:29:33.930

Christopher Carthy: There with Z bn.

848

01:29:34.500 --> 01:29:37.470

Adam Kaufman: Right and for the applicant to go to the conservation board.

849

01:29:37.920 --> 01:29:45.840

Adam Kaufman: yep we're scheduling if the Board is amenable to the plan, assuming that they get CB recommendation.

850

01:29:46.320 --> 01:29:47.820

Adam Kaufman: And there's even a variance.

851

01:29:47.880 --> 01:29:50.460

Adam Kaufman: Then, do you want to have the hearing when they return.

852

01:29:50.640 --> 01:29:53.430

Christopher Carthy: Absolutely, and you can prepare the draft resolution.

853

01:29:53.730 --> 01:29:54.060

Okay.

854

01:29:56.760 --> 01:30:01.080

Christopher Carthy: Thank you, Adam Glenn said goodnight, thank you for joining us.

855

01:30:01.110 --> 01:30:01.860

Glenn Ticehurst: Thank you very much.

856

01:30:02.040 --> 01:30:04.590

Seth Ticehurst: For your time one more reminder.

857

01:30:06.060 --> 01:30:11.730

Adam Kaufman: For the team to prepare that shipping plan, when you come back to us and we have that so that doesn't end up holding you up.

858

01:30:12.240 --> 01:30:13.290

Seth Ticehurst: Your sounds good.

859

01:30:13.350 --> 01:30:14.970

Glenn Ticehurst: Thank you, thank you, Adam.

860

01:30:19.980 --> 01:30:24.600

Christopher Carthy: OK, the next item, before it says 94 business park drive.

861

01:30:29.940 --> 01:30:32.670

Adam Kaufman: just give me a minute there's a bunch of people to.

862

01:30:33.960 --> 01:30:38.160

Valerie B Desimone: invite them in as we add on the other side wall for discussion, after this point.

863

01:30:38.310 --> 01:30:39.900

Adam Kaufman: Oh 17 North lake that's right.

864

01:30:40.470 --> 01:30:42.450

Christopher Carthy: Okay, are they do they want to come on now.

865

01:30:42.780 --> 01:30:43.920

Adam Kaufman: yep i'll let him in right.

866

01:31:14.310 --> 01:31:14.850

Adam Kaufman: Hello.

867

01:31:15.870 --> 01:31:16.620

Stephen Berte: Good evening.

868

01:31:18.480 --> 01:31:24.300

Adam Kaufman: This is really for the board to provide any feedback to the APP or anyone else joining justina.

869

01:31:25.860 --> 01:31:29.760

Stephen Berte: No, I don't think so Paul Mitchell might just be listening in yeah.

870

01:31:30.060 --> 01:31:38.010

Adam Kaufman: Okay, so this is the opportunity for the planning board to provide some feedback to the applicant, based on the sidewalk which we went to.

871

01:31:38.550 --> 01:31:49.980

Adam Kaufman: We took a look at the site, on Friday, the big issues that the board discussed in the past, where the tree removal screening and the location of that pool.

872

01:31:50.910 --> 01:31:59.460

Adam Kaufman: driveway and the driveway yes, we did talk about that as well at the sidewalk So if you have any feedback, you can give the APP can i'm sure be helpful to.

873

01:31:59.970 --> 01:32:01.440

Christopher Carthy: Have the plan can you just.

874

01:32:01.440 --> 01:32:04.080

Christopher Carthy: Give us a one minute presentation on the plan so we can.

875

01:32:04.110 --> 01:32:05.970

Stephen Berte: Share yeah I can share it.

876

01:32:14.190 --> 01:32:14.970

Stephen Berte: Can everyone see.

877

01:32:15.360 --> 01:32:18.300

Stephen Berte: Yes, okay so.

878

01:32:20.460 --> 01:32:27.780

Stephen Berte: Yes, so, as we said last time, the pool has to be back here because of the grade and we can't put the septic anywhere else.

879

01:32:29.130 --> 01:32:41.130

Stephen Berte: We are going to as we discussed on Friday move the driveway the curb cuts, going to be kind of in this area and it'll come more straight probably curve over a little bit to the right.

880

01:32:41.670 --> 01:32:59.340

Stephen Berte: And we'll pull into the Left we're also going to decrease the width of the driveway and, in turn, just kind of decrease this distance between the House and the property line that way, we have some more room to put more screening in.

881

01:33:01.200 --> 01:33:07.590

Stephen Berte: With the with the with the curb cut getting moved over we won't have to.

882

01:33:08.850 --> 01:33:17.670

Stephen Berte: worry as much as the as much with those headlights as we were saying so screening shouldn't have to come down as as far as as we thought and then.

883

01:33:20.010 --> 01:33:21.660

Stephen Berte: We also had a.

884

01:33:23.400 --> 01:33:30.540

Stephen Berte: A landscape plan being developed which I have a draft of if anyone wants to see but.

885

01:33:32.010 --> 01:33:33.090

Stephen Berte: You know we're going to have.

886

01:33:34.470 --> 01:33:35.460

Stephen Berte: As much screening.

887

01:33:36.480 --> 01:33:37.230

and

888

01:33:38.550 --> 01:33:39.900

Stephen Berte: As we can get in there.

889

01:33:50.880 --> 01:33:57.750

Christopher Carthy: Okay, so board members do you want to give some direction, please, to the applicant.

890

01:34:01.680 --> 01:34:16.050

Larry Ruisi: What I just I just had a question so so there was an existing House here and the existing House was in a different location, so I just want to understand you know what drove the applicant to move the.

891

01:34:17.370 --> 01:34:19.470

Larry Ruisi: house, what was the driving force.

892

01:34:25.650 --> 01:34:30.420

Stephen Berte: that's you know, probably more question for the architect, but.

893

01:34:32.070 --> 01:34:44.970

Stephen Berte: You know I think they just wanted a kind of facing North lake road a little bit more just kind of fronting on that, and obviously just you know bigger footprint to get some more square footage.

894

01:34:47.850 --> 01:34:49.710

Stephen Berte: yeah Unfortunately I don't have much more.

895

01:34:50.700 --> 01:34:52.440

Larry Ruisi: that's that's fine i'm just.

896

01:34:52.500 --> 01:34:54.030

Larry Ruisi: was just it was just a question.

897

01:34:56.670 --> 01:34:57.090

Christopher Carthy: Eve.

898

01:34:57.750 --> 01:35:12.900

Christopher Carthy: yeah I just want your opinion here the applicant has proposed relocating the driveway and I think that really comes from a lot of your comments at the St mark, so can we just talk about that for a moment please.

899

01:35:14.130 --> 01:35:15.690

Steven's Sauro: Steve mayor Steve the.

900

01:35:15.810 --> 01:35:17.010
Christopher Carthy: engineers do sorrow.

901
01:35:17.760 --> 01:35:18.810
Steven's Sauro: that's me okay.

902
01:35:19.500 --> 01:35:20.040
Christopher Carthy: that's right.

903
01:35:20.370 --> 01:35:25.920
Steven's Sauro: Actually, I had a question actually regarding the wall and the.

904
01:35:27.000 --> 01:35:38.730
Steven's Sauro: space between the driveway and the wall to plants, did you I didn't see any orange flags out there and and Mike my question or my concern or my thought at the sidewalk was.

905
01:35:39.390 --> 01:35:47.970
Steven's Sauro: In the past, and I have my house was perfect indication of it, I have a stone wall between myself and my neighbor's property that was not on the.

906
01:35:48.570 --> 01:36:07.680
Steven's Sauro: was actually pretty far off the original property line, so I was curious to see if you guys ever got an actual survey and and if that was detrimental to you're planting scheme, in other words, is it too far on is it is it parallel is it on the neighbor's property isn't on your property.

907
01:36:08.370 --> 01:36:14.310
Steven's Sauro: And I was wondering if you ever My first question is did you ever get in a survey, because I didn't see any orange flags.

908
01:36:16.410 --> 01:36:16.710
Christopher Carthy: Great.

909
01:36:18.060 --> 01:36:20.520
Stephen Berte: You mean a survey of the property line.

910
01:36:21.060 --> 01:36:27.270
Steven's Sauro: Oh yeah exactly Thank you, Sir, the property line, did you ever get that on the right side, especially where we're questioning.

911

01:36:27.780 --> 01:36:28.620

Stephen Berte: We did not.

912

01:36:30.810 --> 01:36:31.230

Stephen Berte: I.

913

01:36:31.920 --> 01:36:38.430

Steven's Sauro: That i'm sorry for interrupting that may help you guys a lot, because if it's a skew if it's off slightly.

914

01:36:39.090 --> 01:36:48.450

Steven's Sauro: nevermind if it's off plus that the width of the walls, probably, you know rubble and everything else, probably three feet and I was just curious if the applicant your.

915

01:36:48.990 --> 01:37:02.130

Steven's Sauro: The builder is going to entertain redoing that wall if it isn't his property if he's if we can move it to the property line which will enhance a lot, you know which one pants the aesthetics of it, plus give you more room to plant.

916

01:37:03.150 --> 01:37:25.620

Stephen Berte: yeah we can we can definitely consider that I think it's probably pretty close to the property line, I think, even with it there if we're going to gain at least you know if I could bring this three or four feet and I think regardless we're going to have space to plant.

917

01:37:28.020 --> 01:37:28.770

Stephen Berte: and

918

01:37:30.390 --> 01:37:39.450

Stephen Berte: yeah but, but if it is on on his property and and and it is taking up too much space we can we can talk about either you know.

919

01:37:41.640 --> 01:37:43.290

Stephen Berte: redoing it or.

920

01:37:44.610 --> 01:37:48.150

Stephen Berte: Maybe maybe building just this wall into it and.

921

01:37:49.170 --> 01:37:55.590

Steven's Sauro: I just think the investment of the you know get the boundaries of the property line because it's you know the project is not.

922

01:37:56.040 --> 01:38:04.140

Steven's Sauro: gonna it's not gonna cost \$10 it's you know it's it's a big project, and I don't think the investment in that knowledge, I think, will only benefit you guys.

923

01:38:06.030 --> 01:38:08.550

Stephen Berte: And that'll have to be done, eventually.

924

01:38:08.730 --> 01:38:22.800

Steven's Sauro: And I think that may lead and once you do that you're going to see her and immediately what the best way to go about this is, and you know what maybe not shrinking your driveway, in other words you'll you'll come up with the best solution, once you get that demarcation.

925

01:38:23.820 --> 01:38:24.090

Steven's Sauro: yeah.

926

01:38:25.500 --> 01:38:26.010

Steven's Sauro: that's pretty much.

927

01:38:26.580 --> 01:38:30.450

Christopher Carthy: Like penny wise and pound foolish not to really understand that property line yeah.

928

01:38:30.540 --> 01:38:35.220

Steven's Sauro: I agree, especially it's only because it's such a it's such a tight area right there that were playing with.

929

01:38:36.000 --> 01:38:47.190

Christopher Carthy: and Steve your thought is that if that we kidding well how to be moved that you'd be moved closer to the House correct, if not closer to the property line I wasn't sure if I understood what you meant by that.

930

01:38:47.610 --> 01:39:01.080

Steven's Sauro: Well, I don't know only because it depends on where the the flags fly and others would I entertain redoing it closer to the poverty line i'm not exactly sure it depends exactly where it is.

931

01:39:02.190 --> 01:39:04.650

Christopher Carthy: The elevation of that wall visibly the driveway.

932

01:39:09.240 --> 01:39:10.320

Stephen Berte: The existing one.

933

01:39:10.740 --> 01:39:18.090

Christopher Carthy: Well, the proposed one, the proposed plan yet exist, what is the elevation of the top of wall bottom of wall in the driveway there.

934

01:39:18.720 --> 01:39:20.100

Stephen Berte: So that's right here, we have.

935

01:39:21.360 --> 01:39:26.820

Stephen Berte: on the right side, here we have top of was 599 bottom last 596 and three foot wall.

936

01:39:26.940 --> 01:39:27.960

Christopher Carthy: Three foot wall.

937

01:39:28.500 --> 01:39:29.070

Stephen Berte: And then.

938

01:39:31.620 --> 01:39:37.200

Stephen Berte: yeah and then it goes it gets it decreases in height, as you move towards the rear yard.

939

01:39:37.710 --> 01:39:41.970

Christopher Carthy: So the sort of there's a berm essentially between the wall and the property line.

940

01:39:47.940 --> 01:39:50.040

Stephen Berte: Between the water it's a yeah.

941

01:39:50.250 --> 01:39:50.850

Adam Kaufman: The slope.

942

01:39:50.910 --> 01:39:55.290

Stephen Berte: yeah it's slopes down it slows down towards the other property right yeah.

943

01:39:55.380 --> 01:40:08.790

Christopher Carthy: and Steve isn't it important that they know they're proposing to, but how wide is that space, and I think I know the answer

already, but how much space is there between the edge of wall outside edge of war and the property line.

944

01:40:12.090 --> 01:40:13.410

Christopher Carthy: I think it's three feet right.

945

01:40:17.130 --> 01:40:18.750

Stephen Berte: I believe it's bar.

946

01:40:31.200 --> 01:40:40.350

Stephen Berte: I think it's it's probably about seven feet and I know it's the gas it's a estimation, but this this line is 10 feet from the property line and it's.

947

01:40:41.520 --> 01:40:41.880

Christopher Carthy: Pretty.

948

01:40:44.010 --> 01:40:45.480

Christopher Carthy: will be fixed okay.

949

01:40:45.570 --> 01:40:54.630

Stephen Berte: yeah so it's actually this this slope actually is, I had it wrong and actually slopes up towards the other property slightly.

950

01:41:00.150 --> 01:41:02.010

Stephen Berte: This look beyond the our.

951

01:41:02.070 --> 01:41:05.550

Christopher Carthy: proposal at the bottom of the wall is lower than the property line.

952

01:41:07.710 --> 01:41:08.130

Yes.

953

01:41:10.560 --> 01:41:22.560

Christopher Carthy: The question then becomes I think something in the planning Board should consider is whether or not that with of space is satisfactory to really contain adequate adequate screening.

954

01:41:23.040 --> 01:41:38.280

Christopher Carthy: along that wall and that garage and that driveway in that three or four foot space and could that better be served by tucking

that retaining wall a little closer to the House that's my question to the board.

955

01:41:42.540 --> 01:41:43.020

Steven's Sauro: Correct.

956

01:41:44.490 --> 01:41:46.590

Steven's Sauro: And I think I think the first step would be.

957

01:41:46.890 --> 01:41:54.480

Steven's Sauro: advantageous to be discussed that survey and then perhaps you know i'm not sure if i'm not trying to spend the gentleman's money, but maybe.

958

01:41:55.470 --> 01:42:03.630

Steven's Sauro: entertain redoing the section of that wall, where it is very wide it was just you know, a rubble stonewalled thrown there as opposed to something a little narrower.

959

01:42:04.800 --> 01:42:06.360

Steven's Sauro: there's a couple of options, you have.

960

01:42:09.270 --> 01:42:14.490

Larry Ruisi: And we don't even know at this point in time, how much land we're dealing with their three.

961

01:42:15.000 --> 01:42:22.950

Larry Ruisi: Four feet, is it 65 listings thanks Steve raises a good point you know get your property line set and then you.

962

01:42:23.340 --> 01:42:30.630

Larry Ruisi: Then you'll know the parameters of what you have to deal with how much space you're going to have if you need to reduce the distance between.

963

01:42:30.960 --> 01:42:42.030

Larry Ruisi: The garage doors and the wall, but I think the starting point is is really Steve said nailing that property line, but I mean if we were only wind up with two or three feet that's going to be tough to.

964

01:42:42.180 --> 01:42:43.020

Christopher Carthy: really tough.

965

01:42:43.080 --> 01:42:48.660

Larry Ruisi: I agree, I I you know I that but that's but we right now we're guessing so.

966

01:42:48.690 --> 01:42:52.140

Larry Ruisi: We can speculate but, until we know the facts it's hard.

967

01:42:52.470 --> 01:42:57.000

Larry Ruisi: it's hard to we can you know we can say directionally that's going to be tight.

968

01:42:58.470 --> 01:43:03.180

Christopher Carthy: Well, I think direction, I think, in allowing I think directionally it's important that we say that.

969

01:43:03.750 --> 01:43:04.200

Because.

970

01:43:06.630 --> 01:43:07.500

Christopher Carthy: We think that.

971

01:43:07.800 --> 01:43:23.460

Christopher Carthy: Three or four feet, is playing games and that we need a little bit more space between that retaining Wall and the property line in order to adequately screen that wall and to create adequate screening that's real that's not invading the neighbor's property line property.

972

01:43:23.880 --> 01:43:24.840

Adam Kaufman: Right great yeah.

973

01:43:25.440 --> 01:43:34.290

Steven's Sauro: And also um you know I I don't want to waste the applicants time and i'm sure he doesn't want to waste our time let's not guests just do it get the information.

974

01:43:35.100 --> 01:43:51.000

Steven's Sauro: We don't want we don't want you to come back and you had mentioned, you had he started to produce a landscape plan it's a perfect segue to get and once you get your your your information, once we're equipped with information, we can make a much quicker and rational decision to move forward.

975

01:43:52.770 --> 01:43:54.960

Stephen Berte: door Okay, so we will get that.

976

01:43:56.580 --> 01:44:02.790

Stephen Berte: wall placed on the plan that way, we know exactly where it is in relation to our driveway.

977

01:44:05.190 --> 01:44:05.790

Stephen Berte: And then.

978

01:44:07.140 --> 01:44:13.200

Stephen Berte: We can you know i'll work with the landscape architect and determine the.

979

01:44:14.520 --> 01:44:27.840

Stephen Berte: The sufficient amount of space that we need for proper screening and if it's not possible, based on the say conditions, which I think it will be, it will will come up with the with another solution.

980

01:44:28.800 --> 01:44:43.080

Christopher Carthy: know one more thing, before we let you go just for the benefit of the empty the applicant was proposing a pool deep into the backyard does the planning board want to give the applicant any further information about that.

981

01:44:47.850 --> 01:44:48.270

Jim Jensen: I know we.

982

01:44:48.330 --> 01:44:50.040

Steven's Sauro: Know yeah Jim.

983

01:44:50.700 --> 01:44:59.970

Jim Jensen: yeah We talked to we tried to kicking around as it seemed you know your standard property very distant rather uphill a lot of.

984

01:45:01.020 --> 01:45:07.860

Jim Jensen: It was pointed out, a lot of needle trees around a deck you know seemed in stable, it seemed to be a tough place to put a pool.

985

01:45:09.540 --> 01:45:18.750

Jim Jensen: I don't know the the doesn't seem to be a lot of value, there are really unattainable place to put the pool and perhaps it's buildable but doesn't seem to be an ideal setting.

986

01:45:18.930 --> 01:45:25.410

Larry Ruisi: Well, and I, if I recall, I think they said that they had this point they weren't going to build the pool they were just going to build the house.

987

01:45:26.190 --> 01:45:27.960

Christopher Carthy: He might they just want to show the pool.

988

01:45:28.020 --> 01:45:30.960

Larry Ruisi: They want just want to show that it's a possibility.

989

01:45:32.850 --> 01:45:41.640

Larry Ruisi: So I don't know where, if you know this comes back to us if we're approving the whole site plan or or going to approve the House in the pool is to be an add on.

990

01:45:41.670 --> 01:45:48.900

Christopher Carthy: I don't know hello, you make a good point which is Adam I think you should explain it so planning board the fact is, this is a site plan approval.

991

01:45:49.290 --> 01:46:06.750

Christopher Carthy: So, if this pool is put on this plan and we approve this tonight, but it's not built and let's say the house is built in the CFO on the House but it doesn't include the pool, what is the next step for the homeowner if they want to build that pool in that location Adam.

992

01:46:07.110 --> 01:46:19.470

Adam Kaufman: Every year, to do it from that initial planning board approval, but then after that year they've come to the rp RC and certainly if this if this was proposed and approved.

993

01:46:19.860 --> 01:46:29.460

Adam Kaufman: On a site plan from the planning board the rp RC is going to see that and more likely than not say okay now they're they're going to build it well okay right.

994

01:46:29.730 --> 01:46:39.270

Christopher Carthy: So i'm saying to the planning board and to jim's point is that we should consider this site as a you know, a real potential.

995

01:46:40.080 --> 01:46:56.040

Christopher Carthy: pull site into the future, even, even though we know that the applicant is putting it on the plan for the sake of showing it

potential buyer that there's a pool site, the reality is this pool site could be exercised in the future.

996

01:46:57.270 --> 01:47:05.430

Christopher Carthy: Correct you know, Jim I understand your concern that can the can the who's ever controlling the screen, can you.

997

01:47:06.510 --> 01:47:09.420

Christopher Carthy: Give me a wider perspective, including the House right now.

998

01:47:11.460 --> 01:47:13.470

Stephen Berte: Not not quite so sorry.

999

01:47:13.620 --> 01:47:13.890

Oh.

1000

01:47:15.060 --> 01:47:26.640

Christopher Carthy: yeah Thank you Jim I do appreciate your concern, but what I want to say is proposed primary septic area, I would say that the septic tanks.

1001

01:47:28.260 --> 01:47:36.240

Christopher Carthy: priority over the pool and so they've got their pool I mean they've got their septic drawn in and.

1002

01:47:37.470 --> 01:47:52.710

Christopher Carthy: If somebody really quite frankly jam if somebody wants to spend the money and build a pullback there and go into cutting that hill grade because you can see, this quite a bit of topographical slope in that pool do you see a gym yeah.

1003

01:47:53.520 --> 01:47:55.170

Christopher Carthy: The reality is, Jim.

1004

01:47:55.560 --> 01:48:03.540

Christopher Carthy: If somebody wants to build our pool that's an expensive pool to build and then I have to cut into the grade build some retaining walls in the back.

1005

01:48:04.440 --> 01:48:12.780

Christopher Carthy: I think what the reality is the applicant is showing this is where a pool could be built I think there's some due diligence on whoever's buying this property.

1006

01:48:13.170 --> 01:48:24.420

Christopher Carthy: To perhaps investigate what would it cost to build that pool, but the reality is, I think, given the fact that the primary and the expansion fields are there, I don't know where else could he put the pole.

1007

01:48:25.830 --> 01:48:26.850

Christopher Carthy: that's my question.

1008

01:48:29.700 --> 01:48:33.210

Adam Kaufman: yeah I think the answer, there is, should there be a pool right.

1009

01:48:33.840 --> 01:48:35.940

Christopher Carthy: Well, I mean I think again.

1010

01:48:37.050 --> 01:48:44.820

Christopher Carthy: Why not and i'm not advocating, I guess, if the applicant wants to show a pool and wants to show it.

1011

01:48:45.930 --> 01:48:47.640

Christopher Carthy: Why, why can you show it.

1012

01:48:48.000 --> 01:48:51.240

Adam Kaufman: yeah and that's the question are the impacts.

1013

01:48:52.980 --> 01:48:53.580

Adam Kaufman: Appropriate.

1014

01:48:53.610 --> 01:48:54.420

Larry Ruisi: And that we have to.

1015

01:48:54.720 --> 01:48:59.760

Larry Ruisi: We have to assume it's going to be built and and basically make our decision basis.

1016

01:48:59.820 --> 01:49:12.210

Christopher Carthy: I agree with that and I just i'm looking at this and saying what environmental reasons, either not to build this poll, and I guess I don't know the answer that so i'd ask Adam or.

1017

01:49:12.390 --> 01:49:14.790

Adam Kaufman: yeah I think it's the steep slope impacts, the.

1018

01:49:14.790 --> 01:49:15.240

Christopher Carthy: rock and.

1019

01:49:15.450 --> 01:49:19.440

Adam Kaufman: Roll and vegetation, those are the impacts yeah.

1020

01:49:20.010 --> 01:49:24.120

Christopher Carthy: Well, I mean when you build a pool you always have some of those impacts.

1021

01:49:26.160 --> 01:49:26.970

Steven's Sauro: I got a question.

1022

01:49:28.080 --> 01:49:32.400

Steven's Sauro: that's a great you just led me down the path again with the landscaping plan if.

1023

01:49:32.970 --> 01:49:46.620

Steven's Sauro: As Larry said, we have to assume this is being built exactly simultaneously with the House as it may very well be if we're approving it do we exercise a screening plan for this pool immediately, even though they're not building the pool.

1024

01:49:47.700 --> 01:49:52.620

Adam Kaufman: yeah I think you'd want it at the same time we don't know if they're going to build it or not, you have to assume they are.

1025

01:49:52.740 --> 01:49:57.420

Adam Kaufman: And if you want to expect a landscape oh you mean when would they put it in.

1026

01:49:58.020 --> 01:50:01.620

Steven's Sauro: Other words exactly, in other words, if we approve this this pool site.

1027

01:50:01.920 --> 01:50:10.350

Steven's Sauro: yeah and even if he doesn't intend to build it for the for the potential buyer for five 710 years do we still have to exercise the screening now.

1028

01:50:11.310 --> 01:50:16.500

Adam Kaufman: that's up to the board, you know if you want that to go in and have it mature, or do you want it to.

1029

01:50:16.770 --> 01:50:17.730

Steven's Sauro: Know i'm just curious.

1030

01:50:18.750 --> 01:50:21.510

Adam Kaufman: With the pool, we could you could structure it either way.

1031

01:50:21.930 --> 01:50:27.030

Steven's Sauro: I probably would do that only because if the if the construction did commence you'd probably destroy the surroundings.

1032

01:50:27.150 --> 01:50:28.500

Steven's Sauro: I think, for a while yeah.

1033

01:50:28.980 --> 01:50:31.440

Larry Ruisi: And, and if it's not going to be built, why not, why does.

1034

01:50:31.500 --> 01:50:35.040

Larry Ruisi: Why why tear down the natural plant things.

1035

01:50:35.340 --> 01:50:37.320

Steven's Sauro: Right right right right yep.

1036

01:50:37.560 --> 01:50:38.700

Christopher Carthy: I agree with Stephen Larry.

1037

01:50:39.930 --> 01:50:41.910

Steven's Sauro: Okay, just just kicking interest.

1038

01:50:42.300 --> 01:50:49.260

Christopher Carthy: really good point really good point and also you know I mean part of it, I just want to say this in the planning board.

1039

01:50:49.980 --> 01:51:00.240

Christopher Carthy: You know, to the board members here we are discussing something that an applicant, quite frankly, is putting on a plane, if no intention of building.

1040

01:51:00.630 --> 01:51:22.320

Christopher Carthy: But he wants to put it on the plan so that, when he markets, the House, it shows a pool site okay now How does that we relate to town planning, you can pull that to your own to sell but the point is this applicant is showing a pool in a difficult location and.

1041

01:51:24.150 --> 01:51:33.390

Christopher Carthy: You know, you should opine on whether or not you think that out that location of the pool whether built or not is appropriate.

1042

01:51:37.170 --> 01:51:47.880

Stephen Berte: I just wanted to bring up the the landscape plan that we have done just if anyone wants to take a look the pools not exactly it needs to be updated that location, but just if anyone wanted to.

1043

01:51:49.770 --> 01:51:54.630

Christopher Carthy: Take it looks like you're invited invading aside your setback, what are you guys doing there.

1044

01:51:55.620 --> 01:51:56.850

Larry Ruisi: You know this.

1045

01:51:56.910 --> 01:51:59.520

Stephen Berte: pool occasion isn't it is just incorrect but.

1046

01:52:00.810 --> 01:52:02.010

Stephen Berte: It may be premature to.

1047

01:52:02.010 --> 01:52:05.160

Larry Ruisi: Look at too much as we've already discussed.

1048

01:52:05.940 --> 01:52:06.630

Larry Ruisi: You know, to wait.

1049

01:52:06.690 --> 01:52:08.700

Larry Ruisi: till we have all the facts it's kind of.

1050

01:52:09.090 --> 01:52:09.480

Larry Ruisi: All right.

1051

01:52:10.050 --> 01:52:10.440

Okay.

1052

01:52:11.610 --> 01:52:20.310

Christopher Carthy: You need to correct your plan that's a big arrow right there just for the record i'm still Are you suggesting that you know given seems comments about.

1053

01:52:20.790 --> 01:52:27.210

Christopher Carthy: annotating the landscape plan, we should wait to hear from them in terms of how they want to move forward and their landscape plan for the pole.

1054

01:52:27.600 --> 01:52:34.170

Larry Ruisi: yeah I think we should we should get I think they've gotten direction from us, and they should come back to us with exactly.

1055

01:52:34.650 --> 01:52:48.840

Larry Ruisi: What they want to do with and having the facts of the site, the side yard and how they're going to do the pool how they're going to you know plan around plant around the pool, so we can look at the whole package, and then we then we can have a lot more information.

1056

01:52:49.170 --> 01:52:49.560

Okay.

1057

01:52:50.820 --> 01:52:56.490

Joe Cermele: And Stephen what while the surveyors out there, picking up this stone wall on the side yard you're going to want to get the one at the rear of the property as well.

1058

01:52:57.480 --> 01:52:57.750

Okay.

1059

01:52:59.340 --> 01:53:00.780

Jim Jensen: Who just seemed odd was the on the.

1060

01:53:00.780 --> 01:53:10.200

Jim Jensen: landscaping is the there was a lot of unstable or or end of life or sure pines past mature pines.

1061

01:53:10.680 --> 01:53:11.550

Jim Jensen: seem to be off.

1062

01:53:11.580 --> 01:53:24.510

Jim Jensen: That property on the neighbor's property on both sides just seems like it you'd be doing a lot of landscaping try to fit something inside of the Hill and then the buffer around it, you don't control your neighbors do, and they.

1063

01:53:25.740 --> 01:53:29.850

Jim Jensen: didn't seem to be a very appealing place to perhaps please put a pool I don't.

1064

01:53:31.410 --> 01:53:37.590

Jim Jensen: kind of sense I had no I always think of a pool being closer to home, and having a lot of landscaping and it's an investment, all the way around.

1065

01:53:39.360 --> 01:53:40.950

Jim Jensen: doesn't seem to be an ideal spot.

1066

01:53:44.790 --> 01:53:46.170

Christopher Carthy: I just want to say that.

1067

01:53:47.580 --> 01:53:56.880

Christopher Carthy: As the planning board member, I don't disagree with you but i'm not convinced that it's our the jurisdiction of the planning board.

1068

01:53:57.570 --> 01:54:12.120

Christopher Carthy: Say Look, we think this is idea well that's idea, you want to put your basketball court day you want to put your basketball court there you want to put your pool there you want to put your tennis court there you know I feel like that's becoming slightly subjective as to.

1069

01:54:13.350 --> 01:54:25.260

Christopher Carthy: You know, some people want their recreational amenities, far from the House so they can keep their lawn space, who knows what they want or getting at is, I feel like that's not.

1070

01:54:25.830 --> 01:54:42.240

Christopher Carthy: exactly right for the planning board to say, we think it pulls too far from the House, so we think your recreational activity you're proposing is too far from the House, I feel like that's a little too subjective for us to be addressing okay understood all right, thank you, Jim.

1071

01:54:45.120 --> 01:54:46.350

Christopher Carthy: All right, anything else.

1072

01:54:49.470 --> 01:54:50.190

Steven's Sauro: No i'm good.

1073

01:54:50.730 --> 01:54:53.010

Christopher Carthy: I so they have some they have something to chew on.

1074

01:54:55.110 --> 01:54:59.100

Christopher Carthy: I will say goodnight to that surprise applicant for this evening.

1075

01:55:00.420 --> 01:55:01.560

Christopher Carthy: Okay, so we'll go back to the.

1076

01:55:01.800 --> 01:55:02.310

Stephen Berte: Everybody.

1077

01:55:02.820 --> 01:55:04.080

Steven's Sauro: good night, thank you.

1078

01:55:04.110 --> 01:55:04.530

Stephen Berte: Thank you.

1079

01:55:10.800 --> 01:55:14.100

Christopher Carthy: So, again we're back to 94 business park drive.

1080

01:55:52.710 --> 01:55:53.160

18567694406: Everyone.

1081

01:55:58.170 --> 01:56:00.900

Christopher Carthy: My camera was entirely focused on your that moment.

1082

01:56:05.160 --> 01:56:06.120

Joe Cermele: very interesting tonight.

1083

01:56:10.470 --> 01:56:12.300

Christopher Carthy: it's a good day we couldn't read your mind.

1084

01:56:13.290 --> 01:56:15.090

Joe Cermele: I blow my steam on the first applicant.

1085

01:56:22.680 --> 01:56:25.140

Christopher Carthy: Okay, so we're waiting for 94 business.

1086

01:56:25.140 --> 01:56:25.740

Christopher Carthy: For Dr.

1087

01:56:26.190 --> 01:56:27.420

Adam Kaufman: I think they're all in the.

1088

01:56:27.480 --> 01:56:28.500

18567694406: meeting at this point.

1089

01:56:52.500 --> 01:56:55.530

Christopher Carthy: So so to the applicants of venue for.

1090

01:56:56.550 --> 01:57:06.300

Christopher Carthy: Business drive somebody has to be our Google version on you're listening to the online version of the meeting there's trying to off and just focus on your zoom meeting, please.

1091

01:57:22.440 --> 01:57:25.770

Adam Kaufman: All right, Christopher, how do you how would you like to proceed here well.

1092

01:57:25.830 --> 01:57:28.440

Christopher Carthy: I think the the application introduced the.

1093

01:57:31.410 --> 01:57:32.220

Christopher Carthy: application.

1094

01:57:36.450 --> 01:57:39.300

Adam Kaufman: who's going to take the lead from 94 here.

1095

01:57:42.210 --> 01:57:42.960

Steven's Sauro: you're on mute.

1096

01:57:44.670 --> 01:57:45.390

Adam Kaufman: mute yourself.

1097

01:57:50.160 --> 01:57:51.540

Roland Baroni: guys who's in charge.

1098

01:57:55.980 --> 01:57:58.770

Dan Sehnal: Lead anything everybody dance Renault.

1099

01:57:59.520 --> 01:58:06.270

Dan Sehnal: With engineering, I am the civil engineer, on behalf of the applicant for this application.

1100

01:58:07.740 --> 01:58:13.350

Dan Sehnal: So I just want to thank everybody for taking the time to hear us and discuss this this evening.

1101

01:58:14.760 --> 01:58:24.960

Dan Sehnal: i'm sure you are all very familiar with the subject site located at 94 business park drive that is Block one lot 50.

1102

01:58:26.040 --> 01:58:29.280

Dan Sehnal: It is the existing site of a.

1103

01:58:30.300 --> 01:58:37.920

Dan Sehnal: hotel, which is the President news, if I can take a moment to share my screen possible.

1104

01:58:41.880 --> 01:58:43.530

Dan Sehnal: If you can see that just give me a nod so I.

1105

01:58:44.280 --> 01:58:45.510

Adam Kaufman: yeah it looks good.

1106

01:58:46.140 --> 01:58:55.530

Dan Sehnal: yeah so obviously this is an area of the existing site, the subject site itself is in the Center of the page with the bold white boundary.

1107

01:58:56.520 --> 01:59:06.900

Dan Sehnal: As I mentioned, while it is bordered to the north, by some additional commercial and office uses to the south additional light industrial uses.

1108

01:59:07.710 --> 01:59:19.140

Dan Sehnal: To the East, we have the Byron river that is running past our property line which has some associated wetlands and a floodplain and then further to the east, we have route.

1109

01:59:20.040 --> 01:59:31.380

Dan Sehnal: we're going to the west of a site, we have business park drive with some additional commercial uses, on the other side, so, as I mentioned it's currently occupied by a two story hotel.

1110

01:59:33.300 --> 01:59:43.500

Dan Sehnal: rooms in that hotel there's a courtyard area with a pool approximately 210 parking spaces around the perimeter of the building.

1111

01:59:44.880 --> 01:59:54.150

Dan Sehnal: Access to the site is currently provided by two full movement driveways, the first of which is the northern most portion of the site it's kind of like a boulevard style entrance.

1112

01:59:54.690 --> 02:00:04.650

Dan Sehnal: Where it's bifurcated with a island in the middle and then also the southern corner of the site there the full movement driveway that provides access and full circulation throughout the site.

1113

02:00:08.280 --> 02:00:15.720

Dan Sehnal: Just mentioning environmentally, there is a vital river is on the site in that wooded area.

1114

02:00:16.650 --> 02:00:26.280

Dan Sehnal: That river has some associated wetlands with it and those wetlands have a 100 foot buffer we did have our wetland professional walk the site.

1115

02:00:26.760 --> 02:00:38.280

Dan Sehnal: flag those wetlands those markers are still on there, and our survey we're went out there to pick up those flag points so that is shown on our site plan which i'll get to in a moment.

1116

02:00:38.940 --> 02:00:48.510

Dan Sehnal: That existing wetlands buffer is impacted by the existing development so that there is pavement undisturbed area within that buffer already.

1117

02:00:49.200 --> 02:00:57.510

Dan Sehnal: But it's important to note which i'll point out in a moment that the the wetlands themselves are not actually on the site there just to East of the site.

1118

02:00:59.280 --> 02:01:08.130

Dan Sehnal: And there's also a flood hazard area, as I mentioned earlier, associated with that that's like which does not come into the developed portion of the site at the moment and under proposed conditions.

1119

02:01:08.790 --> 02:01:19.560

Dan Sehnal: It will be the same situation, the site itself is zoned in the poi, which is the plan light industrial zone, the existing existing hotel uses actually non permitted use.

1120

02:01:20.970 --> 02:01:36.990

Dan Sehnal: And the permitted uses do include a warehouse use so i'm just going to take a moment to switch over to my next exhibit, which is essentially a color eyes version of the site plan that we submitted in conjunction with this application so no difference, other than some some color added.

1121

02:01:39.450 --> 02:01:49.140

Dan Sehnal: As order propose conditions, what we're proposing to do is completely demolish the existing hotel and construct a proposed single story warehouse.

1122

02:01:49.740 --> 02:02:02.970

Dan Sehnal: The building itself will be approximately 302 feet and with by 237 feet in depth with a total square footage of just over 71,500 square feet.

1123

02:02:03.810 --> 02:02:16.260

Dan Sehnal: The building height is just about 35 feet and we're currently showing three office spaces within this building, which we have identified by these these boxes in the corner and in the Center portion of the site.

1124

02:02:17.160 --> 02:02:26.700

Dan Sehnal: We can discuss that a little bit more later on, but it's it's all depending on on what type of tenants we get here, so there might be some flexibility in the office site itself.

1125

02:02:27.720 --> 02:02:35.100

Dan Sehnal: As far as access to the site it's going to remain relatively unchanged, the driveways are staying in this basically the same spot, but they will exist today.

1126

02:02:35.760 --> 02:02:43.620

Dan Sehnal: we're just rebuilding them we're narrowing them down a little bit there'll be 30 feet and with versus the existing driveways are a little bit wider than that.

1127

02:02:45.480 --> 02:02:56.880

Dan Sehnal: we're proposing 150 parking spaces along the North, the South and the Western portion of the building, as well as 16 associated loading base to the rear of this site.

1128

02:02:57.690 --> 02:03:05.070

Dan Sehnal: To the North and southern corner of the of the building there's also to drive up ramps that can provide direct access inside of the warehouse themselves.

1129

02:03:07.230 --> 02:03:12.450

Dan Sehnal: With those 150 parking spaces, we are proposing six accessible parking spaces as well.

1130

02:03:14.280 --> 02:03:17.640

Dan Sehnal: And we'll have to weigh circulation around the entire site.

1131

02:03:18.750 --> 02:03:23.730

Dan Sehnal: As well as some additional trash and closures, for the warehouse use.

1132

02:03:26.700 --> 02:03:30.840

Dan Sehnal: As far as bulk requirements we are proposing a fully compliant.

1133

02:03:31.650 --> 02:03:46.110

Dan Sehnal: site, as far as bulk items concerned and others a comment in the review memo regarding the floor area ratio, because if you look at our our bulk schedule our floor area ratio is basically right on the the maximum permitted.

1134

02:03:46.770 --> 02:03:56.040

Dan Sehnal: However, reviewing the definition for net lot area it discounts any wetlands areas or steep slopes are associated in a site, but.

1135

02:03:56.430 --> 02:04:06.600

Dan Sehnal: As I mentioned earlier, we did get those points delineated So you see these wetlands triangular flags that is further to the east portion of our site those wetlands our off site.

1136

02:04:07.380 --> 02:04:19.710

Dan Sehnal: The buffer does extend onto our site, but looking at the definitions in the in the town code mentioned that that net lot area still includes the adjacent area or the buffer area associated with those.

1137

02:04:20.880 --> 02:04:30.840

Dan Sehnal: Those wetlands so it's our opinion that the net wide area is the entire wide area in the circumstance, we can certainly prepare an exhibit that shows that.

1138

02:04:31.770 --> 02:04:43.710

Dan Sehnal: So our floor area ratio still remain maximum point three for the lot, but the southern that all setbacks and walk coverages are compliant.

1139

02:04:45.780 --> 02:04:50.040

Dan Sehnal: We comply with the number of parking spaces, that we anticipate, as I mentioned before.

1140

02:04:50.640 --> 02:05:00.450

Dan Sehnal: It does, it will ultimately depend on the end user or which tenants will occupy this building, be a single tenant or multiple tenants.

1141

02:05:01.260 --> 02:05:13.560

Dan Sehnal: that's why we have a little bit of an overage of parking based on the part and calculation we show a requirement of 100 spaces, but we're proposing 150% flexibility, based upon which type attendance we into this building.

1142

02:05:17.100 --> 02:05:21.090

Dan Sehnal: And then we're also providing stormwater management improvements.

1143

02:05:21.900 --> 02:05:32.580

Dan Sehnal: We will work with your town engineer to address some of their comments that they outlined within their review memo however we're proposing a underground attention system which will collect.

1144

02:05:33.060 --> 02:05:50.490

Dan Sehnal: stormwater generated by the site, it will detain it a portion of that will be treated before being discharged to the same spot at a discharge today, which is within a drainage easement that's running along the southern most property boundary before being discharged to the river.

1145

02:05:53.220 --> 02:06:03.360

Dan Sehnal: We are proposing some lighting throughout the site, too, so we are proposing 25 foot high led area lights throughout the site, as well as led building mounting lighting.

1146

02:06:04.350 --> 02:06:12.960

Dan Sehnal: To provide a compliant level waiting throughout the site, but really minimizing any spill off of the site itself or past the property lines.

1147

02:06:13.620 --> 02:06:21.930

Dan Sehnal: We did prepare a landscaping plan as well and included within our submission, we are proposing to take down about 61 trees throughout the site.

1148

02:06:22.710 --> 02:06:29.490

Dan Sehnal: Some of them, not in such good shape and some of them just fall within our proposed area of disturbance, but we are.

1149

02:06:30.180 --> 02:06:45.990

Dan Sehnal: Providing a compliant landscaping design in terms of the amount of parking as needed interior of the site in relation to number of parking spaces and we are proposing 12 additional new trees to help make up for the trees that have room.

1150

02:06:48.450 --> 02:06:51.420

Dan Sehnal: So that's just my my brief overview of the site.

1151

02:06:52.770 --> 02:07:03.060

Dan Sehnal: not sure if you'd like to hear from architect about a little bit on the building or if you'd like me to to answer any questions that the, the more they have this time i'd be happy to do, whichever you prefer.

1152

02:07:04.890 --> 02:07:08.070

Christopher Carthy: Listen, can we have one minute, with the architect, please.

1153

02:07:08.400 --> 02:07:09.030

Absolutely.

1154

02:07:12.270 --> 02:07:12.870

John Mannino: Hello everyone.

1155

02:07:16.920 --> 02:07:20.850

Christopher Carthy: So just shows the elevations and what you're thinking there, please.

1156

02:07:21.030 --> 02:07:23.130

John Mannino: Sure i'll share my screen.

1157

02:07:29.970 --> 02:07:30.840

John Mannino: able to see the screen.

1158

02:07:31.530 --> 02:07:32.850

Christopher Carthy: mm hmm yes.

1159

02:07:33.900 --> 02:07:34.170

Christopher Carthy: alright.

1160

02:07:34.740 --> 02:07:49.290

John Mannino: So as Dan alluded to one story industrial building 35 feet high to the rich of the roof parapets extend about four and a half feet above that in some areas that are tallest point.

1161

02:07:50.520 --> 02:08:00.270

John Mannino: It is designed to be flexible, you know, to try to market it to as many potential tenants, as we can, so it is equipped right now with to.

1162

02:08:00.750 --> 02:08:12.600

John Mannino: office entry points storefronts at either corner one at the north Northwest one at the southwest corner, with a possibility for third grade in the middle.

1163

02:08:13.320 --> 02:08:22.890

John Mannino: Not currently equipped with windows it's there would be knockouts there, so if there were a need for third tenants, it could easily be adapted to do that.

1164

02:08:24.990 --> 02:08:33.030

John Mannino: As common with these buildings we're looking at insulated concrete panels, whether they be prefabricated or tilt up on site.

1165

02:08:34.140 --> 02:08:36.120

John Mannino: Providing very good energy performance.

1166

02:08:37.650 --> 02:08:40.530

John Mannino: To call the sprinkler facility and.

1167

02:08:42.090 --> 02:08:52.200

John Mannino: architecturally you know we're looking to use some earth tones the applicant has some other buildings of this type in their portfolio and it's similar color palette that.

1168

02:08:53.340 --> 02:09:06.510

John Mannino: They had been using and just a variation on some earth tones to help break up the massing and so it's not just one big long blank wall that you unfortunately commonly see off the highway so we're trying to break up the national little bit try to scale it down a bit.

1169

02:09:10.680 --> 02:09:11.220

Thank you.

1170

02:09:12.450 --> 02:09:16.140

Christopher Carthy: For that word is there anything you want to ask the applicant right now.

1171

02:09:20.850 --> 02:09:22.830

Christopher Carthy: Know they're hearing anything okay.

1172

02:09:22.890 --> 02:09:26.460

Jim Jensen: Do you mean about the architectural plan on just the application or broiler.

1173

02:09:27.000 --> 02:09:30.210

Christopher Carthy: Everything okay mom Jim go ahead.

1174

02:09:31.020 --> 02:09:45.300

Jim Jensen: yeah so I just reading through some of the the notes that Joe had had about some of the I guess there's some work to be done in terms of delineating the elements of the floodplain behind the property between by river and then the site.

1175

02:09:46.470 --> 02:09:50.880

Jim Jensen: i'm just so there is some I guess there's some coordination between the county.

1176

02:09:51.900 --> 02:09:55.980

Jim Jensen: The state and the town for the regulated floodplain limits.

1177

02:09:59.700 --> 02:10:15.660

Joe Cermele: I think the floodplain Jim is pretty well established, this is a detailed study area okay has some fairly accurate mapping in this area, the plan does show a floodplain boundary I believe we had asked that they also show the flood way.

1178

02:10:16.350 --> 02:10:16.950

Jim Jensen: Which is.

1179

02:10:17.160 --> 02:10:18.450

Joe Cermele: even further off site.

1180

02:10:19.530 --> 02:10:33.120

Joe Cermele: The it looks as though the improvements, although the site is partially in the floodplain and the floodplain permit will be required it doesn't look like there's any development in the floodplain proper expect that any mitigation would be needed from a floodplain standpoint.

1181

02:10:34.470 --> 02:10:39.240

Joe Cermele: The wetland limits and flagging, we will need to inspect and verify.

1182

02:10:40.320 --> 02:10:48.450

Joe Cermele: You know, once the the snow cover so we've got a nice week coming up, finally, hopefully we get some we get to see the ground again we'll go out and verify that that limit.

1183

02:10:49.320 --> 02:10:54.360

Joe Cermele: Obviously, if there's any adjustments that we feel are needed we'll discuss that with the applicant and get that updated.

1184

02:10:56.010 --> 02:11:08.400

Joe Cermele: there's also pay that's it's within the check zone of a State DC freshwater whiteman so we'll just need some verification from the DC as to whether or not they would consider any of that a wetland or not.

1185

02:11:09.750 --> 02:11:20.340

Joe Cermele: If not, then there's nothing to do with the state if, obviously, if there is will need some validation from their department, as to what that wetland boundary is and whether or not they need a permit from the State.

1186

02:11:21.360 --> 02:11:27.840

Joe Cermele: So the little bit of work to do on the environmental side but they've done a good job, explaining where they're at and what they need.

1187

02:11:28.410 --> 02:11:32.640

Jim Jensen: Okay, thank you for that I saw that the APP was roughly.

1188

02:11:33.870 --> 02:11:41.340

Jim Jensen: 39,000 square foot additional purpose area impervious area I guess going towards the back, I wasn't sure reading your notes if it.

1189

02:11:42.480 --> 02:11:49.260

Jim Jensen: If the site and approximate environment could accommodate that much more development but it sounds like your answer is yes.

1190

02:11:49.890 --> 02:12:00.030

Joe Cermele: From a floodplain standpoint that if you look at the flood maps the property is is on somewhat of an island, the floodplain wraps around maybe two and a half sides of the property.

1191

02:12:00.870 --> 02:12:07.890

Joe Cermele: So, from a floodplain standpoint they're Okay, they will need to mitigate the storm water and the net increase from development.

1192

02:12:08.400 --> 02:12:17.010

Joe Cermele: We obviously had some comments in that regard we can I don't think we need to go through them point by point, tonight we can work with the the operations engineer offline and work through some of those.

1193

02:12:18.150 --> 02:12:20.190

Joe Cermele: But I don't think there's anything insurmountable there.

1194

02:12:22.320 --> 02:12:22.590

Okay.

1195

02:12:25.860 --> 02:12:39.570

Christopher Carthy: Just one more silly little thing we talked about the trash and closure on site, did you give thought to Adams comments about the chain length versus the concrete structure for the traction closer.

1196

02:12:40.020 --> 02:12:42.360

Dan Sehnal: yeah that's not an issue will revise that to be.

1197

02:12:42.690 --> 02:13:01.110

Christopher Carthy: Thank you, thank you for those important all right one remembers anything else, want to add here, you know what I would like you to just show the board, where is the Bristol visit V, I know the answer but where's the Bristol visit at this site plan can use your shoulder with that, please.

1198

02:13:02.400 --> 02:13:05.910

Christopher Carthy: Just in terms of development and noise and everything else.

1199

02:13:10.050 --> 02:13:11.970

Christopher Carthy: On the site planning, you understand what i'm saying.

1200

02:13:15.600 --> 02:13:16.470

anthony veneziano: To the left.

1201

02:13:17.730 --> 02:13:18.270

Christopher Carthy: You want you.

1202

02:13:19.080 --> 02:13:19.800

Adam Kaufman: Can you pull out in.

1203

02:13:21.060 --> 02:13:22.110

Joe Cermele: The beginning be the best.

1204

02:13:24.960 --> 02:13:26.850

Christopher Carthy: i'm still on the board to understand this.

1205

02:13:28.620 --> 02:13:29.220

Steven's Sauro: North.

1206

02:13:31.620 --> 02:13:31.920

Adam Kaufman: Right.

1207

02:13:33.240 --> 02:13:36.540

Christopher Carthy: So just just show them with your cursor where is the Bristol.

1208

02:13:38.160 --> 02:13:39.600

Dan Sehnal: assuming this is this.

1209

02:13:40.020 --> 02:13:40.530

Adam Kaufman: Right yes.

1210

02:13:41.160 --> 02:13:52.020

Christopher Carthy: So I felt like that was under representative under represented just I want the board to appreciate that that's the Brazil, the Assisted Living facility in town.

1211

02:13:52.770 --> 02:14:00.780

Christopher Carthy: I just think anytime the same that's where that's located and that's what this project is being proposed, I just think you understand you need to understand that a little bit.

1212

02:14:06.300 --> 02:14:10.740

Jim Jensen: Your other buffers between the two parcels that.

1213

02:14:13.050 --> 02:14:14.790

Jim Jensen: that are required, or a buffering.

1214

02:14:16.200 --> 02:14:21.630

Dan Sehnal: you're proposing a buffer that's about 25 feet with on that property line.

1215

02:14:24.180 --> 02:14:25.440

Adam Kaufman: That seems reasonable.

1216

02:14:26.130 --> 02:14:26.460

yeah.

1217

02:14:28.260 --> 02:14:31.500

Christopher Carthy: I just wanted to boy to know where there are people.

1218

02:14:31.770 --> 02:14:32.910

Living versus.

1219

02:14:33.930 --> 02:14:35.130

Christopher Carthy: The construction.

1220

02:14:37.620 --> 02:14:40.380

Steven's Sauro: there's no there's no time allocated as of yet.

1221

02:14:41.790 --> 02:14:43.110

Dan Sehnal: No, not as of yet.

1222

02:14:43.650 --> 02:14:45.420

Steven's Sauro: Because we don't know what types of trucks.

1223

02:14:45.480 --> 02:14:47.670

Steven's Sauro: What kind of if there's going to be storage, as we.

1224

02:14:48.360 --> 02:14:48.750

Larry Ruisi: Actually.

1225

02:14:48.930 --> 02:14:54.750

Steven's Sauro: A little further down on business Park, we were talking about outdoor storage and so on and so forth, so would depending on the.

1226

02:14:56.340 --> 02:14:59.100

Steven's Sauro: tenant would they have to come back to us, for any reason.

1227

02:15:00.030 --> 02:15:11.310

Adam Kaufman: yeah if they're proposing to do something that a use for an activity that's not depicted on the approved cycle and then, yes, you would have to then deal with that issue at that, at that time right.

1228

02:15:11.370 --> 02:15:17.910

Steven's Sauro: Well, because it is a warehouse would it be unreasonable, because the Bristol is a living facility to.

1229

02:15:19.320 --> 02:15:29.490

Steven's Sauro: dot that Northern boundary or the common area or the common 25 foot buffer with the breast of with a couple of evergreens to break it up a little bit.

1230

02:15:31.020 --> 02:15:31.500

Adam Kaufman: it's very.

1231

02:15:32.550 --> 02:15:40.890

Steven's Sauro: i'm not sure what's on that, on the Bristol side of the property line if you if, if I can be honest, but I don't want to be.

1232

02:15:41.760 --> 02:15:54.930

Steven's Sauro: I think some kind of screening to the residential aspect would be nice and not whatever just an unnatural buffer unnatural evergreen planting buffer would be a suitable for me, anyway, if that's possible.

1233

02:15:56.070 --> 02:15:58.530

Christopher Carthy: Thank you see those comments.

1234

02:16:02.160 --> 02:16:03.960

Christopher Carthy: So something to the applicant to hear.

1235

02:16:06.270 --> 02:16:06.690

Christopher Carthy: Yes.

1236

02:16:07.170 --> 02:16:14.790

Christopher Carthy: yeah well see I also think you raised another point which is right now in deference I said, this is a difference in the applicant.

1237

02:16:15.150 --> 02:16:25.050

Christopher Carthy: They don't know whether or not they're gonna what is their preference, I guess, I would ask the applicants, what is your preference would you prefer one tenant or do you for multi tenant building.

1238

02:16:29.910 --> 02:16:30.990

Christopher Carthy: This yeah.

1239

02:16:31.560 --> 02:16:32.850

anthony veneziano: This is Tony been easy, no.

1240

02:16:33.300 --> 02:16:33.720

anthony veneziano: No i'm.

1241

02:16:34.020 --> 02:16:34.500

Anthony.

1242

02:16:35.970 --> 02:16:39.690
anthony veneziano: I tried before but for some reason I couldn't get on.

1243
02:16:41.640 --> 02:16:42.330
Christopher Carthy: forgive you.

1244
02:16:42.570 --> 02:16:47.070
anthony veneziano: i've been watching your seven o'clock though i'm just watching end up.

1245
02:16:47.460 --> 02:16:48.300
anthony veneziano: So I.

1246
02:16:48.840 --> 02:16:59.190
anthony veneziano: I think you know this property's been owned by two families for decades and when look into went out and they were notified they sort of.

1247
02:16:59.760 --> 02:17:07.170
anthony veneziano: Looked at the market and they've come in with a plan that's versatile it's got three potential tenants.

1248
02:17:08.100 --> 02:17:19.890
anthony veneziano: One tenant would be better, they don't know what's going to come when they go to that market so we'll sort of proceed looking at the impacts from these this three unit plan.

1249
02:17:20.430 --> 02:17:32.580
anthony veneziano: And as that shapes up towards the end you know we can hopefully make it fit nicely where will know what's going on, we can have the signage put in, etc, right now, this is an excellent said submission.

1250
02:17:33.540 --> 02:17:35.190
anthony veneziano: pretty much and as of right plan.

1251
02:17:36.690 --> 02:17:43.470
anthony veneziano: So I would like some guidance, this is a Jersey development team dynamic engineering.

1252
02:17:45.270 --> 02:18:00.060
anthony veneziano: Is from Jersey so they're they're going to want to know it sounds like we need to make another submission, maybe have a meeting with Joe or Adam or both, and then make a submission to deal with

all the wetlands issues before we start getting sent to other boards, am I right about that.

1253

02:18:05.070 --> 02:18:06.090

Christopher Carthy: i'm sorry give me a moment.

1254

02:18:17.340 --> 02:18:21.210

Christopher Carthy: i'm trying to see what what other boards are involved in this case.

1255

02:18:21.270 --> 02:18:26.160

Adam Kaufman: Well, if the wetlands permit is needed for the disturbance at the rear of the property then.

1256

02:18:27.510 --> 02:18:28.950

Christopher Carthy: But has not been established.

1257

02:18:31.890 --> 02:18:33.900

Adam Kaufman: That they need a wetlands permit yeah yeah.

1258

02:18:35.880 --> 02:18:38.850

Christopher Carthy: They they they definitely do need wetlands permit.

1259

02:18:39.480 --> 02:18:40.200

Adam Kaufman: Joe don't.

1260

02:18:40.740 --> 02:18:45.480

Joe Cermele: You know they will they'll make it was Berman, we just need to verify to determine the extent yeah.

1261

02:18:45.660 --> 02:18:48.090

Adam Kaufman: But is that necessarily.

1262

02:18:48.630 --> 02:18:53.100

Adam Kaufman: A prerequisite that we know that, before they go to the conservation board or they can.

1263

02:18:53.520 --> 02:18:55.590

Adam Kaufman: Can they get that information goes to the total.

1264

02:18:55.620 --> 02:18:57.030

mitigation that will be required.

1265

02:18:58.680 --> 02:19:01.920

Joe Cermele: Right at that library move, for whatever reason, right.

1266

02:19:02.040 --> 02:19:09.360

Adam Kaufman: But do you think we need to have that line nail down right now, before they start talking to the conservation board I don't I don't know.

1267

02:19:09.570 --> 02:19:13.020

Joe Cermele: You know you're certainly not where they start talking to them.

1268

02:19:13.140 --> 02:19:14.400

Joe Cermele: yeah yeah yeah.

1269

02:19:16.530 --> 02:19:30.600

Adam Kaufman: So Tony I think you want to, we want to know the answer, but you can define that answer out go to the conservation board I think what we want to talk about tonight, are there any fundamental site plan issues that we need to address with the.

1270

02:19:31.620 --> 02:19:43.380

Adam Kaufman: The applicant that the Board has I don't have any I think it's a fairly straightforward plan as Tony says as of right there's a good submission, so if there are any concerns of the Board let's.

1271

02:19:44.130 --> 02:19:51.720

Adam Kaufman: let's tell the applicant what they are, so the comment about the additional screening along the northern property like great I think that's that's a good comment.

1272

02:19:53.940 --> 02:20:02.580

Adam Kaufman: You know just the board, have any fundamental concerns or not even from any concerns that we want to give some additional direction to to the applicant.

1273

02:20:02.940 --> 02:20:14.070

Adam Kaufman: You know I had a month, I had a comment about the pole height of the lighting 25 seats are maximum but i'm not averse this might be an appropriate place to put this 25 foot foot.

1274

02:20:14.130 --> 02:20:18.540

Adam Kaufman: Or you know mounted light so i'm Okay, with it, if the Board is.

1275

02:20:19.320 --> 02:20:28.050

Christopher Carthy: Added I read that comment, I totally appreciate your point there, and this is a perfect place where the maximum height would be permissible.

1276

02:20:28.320 --> 02:20:43.320

Christopher Carthy: Right, you know, I think that Steve and I made a good point, which is that border between the Assisted Living facility and the warehouse should be well protected and the trucks are basically coming around to the back.

1277

02:20:44.490 --> 02:20:56.940

Christopher Carthy: And I assume that the turning radius and all that business is good for the trucks to get into the back all that works out I think it's a very perfect design yeah yeah yeah.

1278

02:20:57.030 --> 02:21:10.710

Adam Kaufman: And I think they architected a good job of you know what could be potentially on attractive building as attractive as it can be Thank you did a good job, so if they want, if the Boards okay with it and lots of send this to the IRB can get their input.

1279

02:21:12.120 --> 02:21:26.910

Jim Jensen: Just one comment about the lighting on the height it on the Bristol side, considering the landscaping buffer or off site spillage of life, perhaps is maybe on that side with you have to go and revisit perhaps a lower lower elevation lamps.

1280

02:21:28.710 --> 02:21:30.930

Adam Kaufman: While you're getting you're approaching zero.

1281

02:21:31.020 --> 02:21:31.800

Jim Jensen: So you have to.

1282

02:21:31.920 --> 02:21:32.610

Adam Kaufman: align there.

1283

02:21:34.380 --> 02:21:38.580

Adam Kaufman: Right at that look I think that's at a set where's the property line is it.

1284

02:21:40.440 --> 02:21:42.210

Adam Kaufman: Properly okay sorry about.

1285

02:21:42.660 --> 02:21:46.290

Joe Cermele: That side of the building, you are building mounted lights correct that's great.

1286

02:21:46.560 --> 02:21:48.330

Adam Kaufman: yeah that's pretty low Jim.

1287

02:21:48.810 --> 02:21:49.650

Adam Kaufman: Enough your other.

1288

02:21:49.890 --> 02:21:51.360

Adam Kaufman: Point one foot candle.

1289

02:21:52.830 --> 02:21:53.190

Jim Jensen: Okay.

1290

02:21:53.640 --> 02:21:56.040

Dan Sehnal: yeah this doesn't incorporate any landscaping this.

1291

02:21:56.040 --> 02:21:56.790

Dan Sehnal: lightens yeah.

1292

02:21:57.930 --> 02:22:00.390

Dan Sehnal: probably be zero with the additional.

1293

02:22:02.970 --> 02:22:03.390

Jim Jensen: Thank you.

1294

02:22:08.460 --> 02:22:08.820

Christopher Carthy: All right.

1295

02:22:14.850 --> 02:22:23.850

Christopher Carthy: So tonight this applicant is isn't looking for more than that from us basically we're blessing this plan with a it's a good plan what's his next step.

1296

02:22:24.120 --> 02:22:25.080

Christopher Carthy: Well, we are be.

1297

02:22:25.410 --> 02:22:30.870

Adam Kaufman: yeah if the board agrees with it will be coordinating with the conservation board we're going to await their mammal back.

1298

02:22:31.440 --> 02:22:42.330

Adam Kaufman: The admin can go to the architectural review board they'll take it to heart the comments on the screening and my comments and joe's comments in our memos and you know come back.

1299

02:22:43.350 --> 02:22:47.520

Adam Kaufman: addressing those comments and with those reports I think that's the best.

1300

02:22:48.690 --> 02:22:50.190

Adam Kaufman: place to go and to keep it moving.

1301

02:22:50.580 --> 02:22:52.410

anthony veneziano: Okay, and then we have a hearing it you're bored.

1302

02:22:53.460 --> 02:22:55.020

Adam Kaufman: yeah you'll have a hearing on our board.

1303

02:22:55.890 --> 02:22:59.910

Christopher Carthy: And what are the question for the Board is do you want to see one more revision or do you want to have that.

1304

02:22:59.910 --> 02:23:00.960

Adam Kaufman: hearing next.

1305

02:23:01.350 --> 02:23:04.410

Christopher Carthy: Adam would have been a public hearing do they need to have a public hearing.

1306

02:23:04.800 --> 02:23:05.910

Adam Kaufman: yeah, of course.

1307

02:23:06.240 --> 02:23:07.200

Adam Kaufman: oh four.

1308

02:23:07.800 --> 02:23:10.650

Adam Kaufman: For the site plan and for the weapons permit.

1309

02:23:11.550 --> 02:23:18.450

Christopher Carthy: Listen board members, I need your opinion on this i'm okay with at the next meeting, having a public.

1310

02:23:20.310 --> 02:23:20.970

Christopher Carthy: issue.

1311

02:23:21.570 --> 02:23:22.230

Steven's Sauro: of West.

1312

02:23:22.620 --> 02:23:23.340

issue.

1313

02:23:28.920 --> 02:23:43.950

Christopher Carthy: The next meeting i'm okay having a public hearings, a review of this application after the conservation Board and the Arab he looked at it, so we would see those comments and we will be able to have a draft resolution, the next meeting.

1314

02:23:45.450 --> 02:23:46.590

Christopher Carthy: After the public hearing.

1315

02:23:48.150 --> 02:23:54.090

Christopher Carthy: And so I am I moving to aggressively and if I am board members, please correct me.

1316

02:23:56.760 --> 02:24:03.420

Steven's Sauro: If i'm okay with your speed, I just wanted to make sure that Adam and Joe and and all the t's are crossed, and the i's are dotted.

1317

02:24:03.540 --> 02:24:10.680

Adam Kaufman: I think it's more it's going to come more down to the engineering from the site planning and zoning aspects they're fine.

1318

02:24:12.300 --> 02:24:20.670

Adam Kaufman: You know I want to hear from Joe on how you know how many issues and what he needs to see I know he needs some additional stormwater information.

1319

02:24:22.560 --> 02:24:27.210

Christopher Carthy: Well, the point and then coming back to us until they straighten all that stuff out isn't it.

1320

02:24:27.870 --> 02:24:39.720

Joe Cermele: Well, the storm water, you know I don't expect it to change the site plan at all, so you know, while while will continue to work with the applicant and they should certainly progress that plan and address those comments I don't know that.

1321

02:24:40.440 --> 02:24:47.580

Joe Cermele: It should affect the time of a public hearing, I would like to have a better handle on the environmental end it some confirmation from the DC.

1322

02:24:47.880 --> 02:24:48.450

Steven's Sauro: But yeah.

1323

02:24:49.140 --> 02:25:00.270

Joe Cermele: i'd like to nail down that wetland boundary the weather line the the associated wetland buffer you know get a better handle on that, so that the conservation board can also give you an appropriate recommendation.

1324

02:25:02.730 --> 02:25:11.550

Joe Cermele: I think those are probably more important from a public hearing and site plan review standpoint from your Board and the nuts and bolts of the engineering.

1325

02:25:15.450 --> 02:25:16.470

Christopher Carthy: So, Joe.

1326

02:25:17.580 --> 02:25:19.680

Christopher Carthy: They they are going to go back to you.

1327

02:25:20.730 --> 02:25:25.920

Christopher Carthy: at their next submission to us, what do you think we should do it then at that point.

1328

02:25:27.000 --> 02:25:31.650

Joe Cermele: But you could certainly it's obviously your choice, but if you want to.

1329

02:25:31.710 --> 02:25:33.630

Adam Kaufman: Open the public here yeah I think that's.

1330

02:25:33.810 --> 02:25:35.160

Joe Cermele: that's the noise leave it open.

1331

02:25:35.430 --> 02:25:42.360

Adam Kaufman: that's exactly right, so you know what we don't want is to end up with a resolution that has 50.

1332

02:25:42.450 --> 02:25:44.790

Christopher Carthy: condition no I don't want that at all.

1333

02:25:45.120 --> 02:25:52.680

Adam Kaufman: let's let's assume that the applicants going to address all these comments in the new submission will have the hearing.

1334

02:25:53.100 --> 02:25:58.380

Adam Kaufman: Okay, if look if it's not ready, then we'll adjourn the hearing and.

1335

02:25:58.410 --> 02:26:00.060

Adam Kaufman: do have a new submission yeah.

1336

02:26:00.300 --> 02:26:09.600

Christopher Carthy: yeah that makes sense to me, we all the planning board and I all agree that we don't want those lengthy submission those lengthy resolutions.

1337

02:26:10.770 --> 02:26:12.930

Christopher Carthy: Okay, so we'll keep the public hearing open.

1338

02:26:14.190 --> 02:26:15.090

Adam Kaufman: yeah if that's.

1339

02:26:15.150 --> 02:26:17.730

anthony veneziano: What we need to be nature if necessary.

1340

02:26:18.060 --> 02:26:19.140

anthony veneziano: You have to schedule one.

1341

02:26:20.010 --> 02:26:20.730

Christopher Carthy: Well, I know that.

1342

02:26:20.910 --> 02:26:23.520

Adam Kaufman: We can't we're not going to come up with a date Tony tonight.

1343

02:26:23.520 --> 02:26:37.890

Adam Kaufman: Because you've got to coordinate with the conservation Board and the architectural review board so we'll leave it at that, the next time you're going to appear before us is going to be for a hearing and then you'll coordinate with my office on what that data is.

1344

02:26:38.490 --> 02:26:40.980

Christopher Carthy: If we need to leave it open we'll leave it open that's all.

1345

02:26:42.210 --> 02:26:52.890

anthony veneziano: you're doing now you're doing great I mean this is the first pre visit first presentation and we're talking about a hearing it's and it's a substantial building, so we appreciate that, because he wants to get to the market.

1346

02:26:55.320 --> 02:26:55.890

Christopher Carthy: Okay.

1347

02:26:56.430 --> 02:27:12.330

Adam Kaufman: So is just for conversation for the board, how do you want to deal with secret here it's an unlisted action, so we don't have to do a coordinated review, but if that's what we're going to do, we should just know that but.

1348

02:27:12.780 --> 02:27:16.620

Christopher Carthy: But should that mean that the planning board has lead agency elements.

1349

02:27:17.040 --> 02:27:22.410

Adam Kaufman: If we're warning if we don't it will be an uncoordinated review and we'll just do our our thing.

1350

02:27:24.150 --> 02:27:25.920

Christopher Carthy: I don't have to tell me what I should do, then.

1351

02:27:26.250 --> 02:27:27.930

Adam Kaufman: i'm fine if we do an uncoordinated.

1352

02:27:27.930 --> 02:27:31.050

Christopher Carthy: Okay, we do the uncoordinated view fun.

1353

02:27:40.710 --> 02:27:41.070

Adam Kaufman: Okay.

1354

02:27:42.960 --> 02:27:43.560

Adam Kaufman: Any question.

1355

02:27:44.010 --> 02:27:46.410

Christopher Carthy: I think I think we can say goodnight to this applicant.

1356

02:27:46.620 --> 02:27:48.570

Adam Kaufman: yeah must have any questions for us.

1357

02:27:50.160 --> 02:27:52.980

anthony veneziano: I think we're good, thank you very much for tonight we'll be back yeah.

1358

02:27:53.250 --> 02:27:54.870

Christopher Carthy: you're welcome to me tonight Tony.

1359

02:27:58.920 --> 02:28:05.520

Christopher Carthy: So the next applicant before us is 16 credit quaker meeting house road.

1360

02:28:37.950 --> 02:28:44.520

Adam Kaufman: you're up for 16 quaker meeting house road for the amendment to the clearing and grading i'm at nine.

1361

02:28:45.540 --> 02:28:50.160

Adam Kaufman: So the applicant is in front of the planning board for a.

1362

02:28:50.670 --> 02:28:51.270

Adam Kaufman: free Member.

1363

02:28:51.930 --> 02:28:58.680

Adam Kaufman: breathing limit line, which is in the leisure form subdivision Keith, you have the plan that you could share with the board.

1364

02:29:02.910 --> 02:29:17.880

Adam Kaufman: So I can as a this clearing a greater alignment lines mapped on this subdivision the leisure farm So if you this proposed pool

is located outside of the line you can see the dark clearing the grading limit line on the plan.

1365

02:29:19.140 --> 02:29:29.640

Adam Kaufman: Right and the pools outside that so you would planning board needs to approve an amendment to the clearing and grading limit line to encompass the new clearing and grading.

1366

02:29:30.810 --> 02:29:34.140

Adam Kaufman: You have done this, a couple of different times in this.

1367

02:29:34.200 --> 02:29:34.920

subdivision.

1368

02:29:36.360 --> 02:29:44.160

Adam Kaufman: But you know the planning Board should go out there, take a look and see whether or not you are amenable to moving that line.

1369

02:29:48.450 --> 02:29:48.630

yeah.

1370

02:29:51.510 --> 02:29:51.960

Christopher Carthy: Okay.

1371

02:29:55.950 --> 02:30:03.270

Adam Kaufman: yeah i'm just saying, if I have any any two trees I don't have many comments on this looks okay.

1372

02:30:06.720 --> 02:30:13.410

Christopher Carthy: Adam when it when a subdivision is created a clearing and greeting limit line is.

1373

02:30:14.610 --> 02:30:19.050

Christopher Carthy: An approximation I would imagine that moment in time, when it's created.

1374

02:30:20.250 --> 02:30:24.900

Adam Kaufman: yeah what they were really set up to do is clearly.

1375

02:30:26.310 --> 02:30:44.880

Adam Kaufman: show what areas were to be preserved in their natural setting undisturbed and where the development, the yards of the infrastructure was going to go, so at the time of this subdivision the

planning board anticipated, you know that rear the lot in those slopes to be to remain undisturbed.

1376

02:30:46.920 --> 02:30:56.880

Adam Kaufman: You know, we can see that there were some you know play areas and, over time, these sometimes get extended, but in this case, you know you're approving an actual structure, which is the pool.

1377

02:30:57.270 --> 02:31:06.120

Adam Kaufman: And you've got to evaluate what those those impacts are you know, is it appropriate to move that clearing a greeting limit line we don't use that on subdivisions now.

1378

02:31:07.350 --> 02:31:11.490

Adam Kaufman: Much because we've got the rp RC review in place.

1379

02:31:13.980 --> 02:31:19.620

Adam Kaufman: So it is something from an earlier time, but I think that was the general.

1380

02:31:20.910 --> 02:31:22.440

Adam Kaufman: General thought back that.

1381

02:31:23.070 --> 02:31:26.880

Roland Baroni: hadn't mentioned this a situation where they're gonna have to get the consent.

1382

02:31:28.170 --> 02:31:28.290

Adam Kaufman: Of.

1383

02:31:29.610 --> 02:31:38.250

Adam Kaufman: I don't think so rolling because we, the plat map talks about the procedure for amending this clearing and greeting limit line.

1384

02:31:38.490 --> 02:31:39.960

Adam Kaufman: So you know if you don't.

1385

02:31:41.400 --> 02:31:56.520

Adam Kaufman: think we have it here it specifically says the planning board has the authority to move it so you know we haven't I don't think we've done that in the past has had to get everyone to sign it, because of these notes.

1386

02:31:58.500 --> 02:32:03.540

Roland Baroni: So this this is different than the one just recently up and dear Ridge.

1387

02:32:04.590 --> 02:32:05.130

Larry Ruisi: Where.

1388

02:32:05.190 --> 02:32:09.390

Roland Baroni: Cory salamone had to get everybody's consent to moving that drainage easement.

1389

02:32:10.500 --> 02:32:19.410

Adam Kaufman: Yes, because here we've got a note on the plat that i'll read it to you, it says clearing a grading limit lines define an area beyond which know clearing of trees.

1390

02:32:19.710 --> 02:32:27.360

Adam Kaufman: greeting or other alterations of contours or soil filling or dumping or construction is permitted, without planning board approval.

1391

02:32:29.280 --> 02:32:33.180

Adam Kaufman: This shall not include normal property maintenance, so I think it's setting forth.

1392

02:32:34.200 --> 02:32:37.770

Adam Kaufman: The expectation and the procedure for amending it.

1393

02:32:38.430 --> 02:32:38.910

Okay.

1394

02:32:43.140 --> 02:32:49.410

Adam Kaufman: All of the clearing and reading lines as shown on this planet shall not be altered without planning board approval.

1395

02:32:55.440 --> 02:32:57.330

Roland Baroni: And this will be subject to public hearing.

1396

02:32:59.760 --> 02:33:01.800

Adam Kaufman: The well, we could do a public hearing.

1397

02:33:02.820 --> 02:33:13.920

Roland Baroni: I think it's important to at least do that because i've got to believe, at least the immediate neighbors may have bought relying on the grading grading sure.

1398

02:33:13.950 --> 02:33:27.510

Adam Kaufman: We normally have that neighbor neighbor notification which the notices get mailed to the neighbors but we don't publish it in the paper, but if you think you know it's more appropriate to do it with the notice in the paper we can do that yeah.

1399

02:33:27.840 --> 02:33:30.420

Christopher Carthy: Okay roll I totally agree with you on that.

1400

02:33:30.870 --> 02:33:32.130

Roland Baroni: Okay okay.

1401

02:33:32.850 --> 02:33:36.510

Christopher Carthy: Let me for sure never notification so important here.

1402

02:33:37.950 --> 02:33:42.270

Adam Kaufman: Okay, well, the only difference is you know if it gets published in the paper but we'll we'll do.

1403

02:33:42.300 --> 02:33:48.900

Christopher Carthy: That well yeah that's I know I well, we have you know I know at this point in time that's become the equivalent of.

1404

02:33:51.150 --> 02:33:51.840

Christopher Carthy: Supporting.

1405

02:33:52.200 --> 02:33:53.790

Christopher Carthy: yeah local media.

1406

02:33:54.960 --> 02:33:58.020

Adam Kaufman: yep what we'll do we'll do that well.

1407

02:33:58.050 --> 02:34:03.330

Christopher Carthy: I just want to point out that I think it's really important that the neighbors get notified sure.

1408

02:34:06.300 --> 02:34:10.050

Adam Kaufman: Okay, any other comments from the planning board.

1409

02:34:11.790 --> 02:34:16.410

Christopher Carthy: Well, now let's go back to the application itself.

1410

02:34:18.630 --> 02:34:25.440

Christopher Carthy: Removing the clearing grading on the line do any of the board members have any concerns about the application application itself.

1411

02:34:28.470 --> 02:34:30.270

Larry Ruisi: Think it's important to grab look Chris.

1412

02:34:31.620 --> 02:34:33.330

Christopher Carthy: i'm sorry, would you say alone.

1413

02:34:33.420 --> 02:34:35.580

Larry Ruisi: I think it's important to go out and look it's hard.

1414

02:34:36.210 --> 02:34:37.980

Larry Ruisi: Okay that's kind of hard to tell from here.

1415

02:34:38.070 --> 02:34:39.780

Larry Ruisi: Okay least my opinion.

1416

02:34:39.990 --> 02:34:43.170

Christopher Carthy: All right, fine that's fine I mean, I have no it but that's fine.

1417

02:34:46.110 --> 02:34:54.300

Keith Werner: If you're interested, I do have a photo where you can actually see the ground think of where we're proposing yeah.

1418

02:34:54.390 --> 02:34:54.840

Adam Kaufman: Why don't.

1419

02:34:56.460 --> 02:34:57.300

Christopher Carthy: You have you moment.

1420

02:34:57.720 --> 02:34:58.140

yeah.

1421

02:34:59.670 --> 02:35:00.240

Christopher Carthy: So.

1422

02:35:00.540 --> 02:35:11.550

Keith Werner: The year, this is kind of the open area that's behind the House, and these are, this is one of the trees, and this is that other 30 instead we're that we want to keep on the left, but it's one on the right.

1423

02:35:11.820 --> 02:35:15.150

Keith Werner: is one of the moon wants to be removed if you go back to.

1424

02:35:17.640 --> 02:35:24.300

Christopher Carthy: I think that speaks back to larry's point ironically anyway, we need to go out there and see it but anyway.

1425

02:35:24.720 --> 02:35:28.950

Adam Kaufman: Okay tomorrow towards my schedule that valuable set up a time yep.

1426

02:35:34.770 --> 02:35:39.360

Valerie B Desimone: If you could let me know when the coolest staked out, we can all say walk in there.

1427

02:35:40.680 --> 02:35:55.830

Keith Werner: I think it was a Derek I mean, let me see what the date on the State means because I have photos of that too, so it was steak last November, but I have no idea what the winners on to it, but what did we did this.

1428

02:35:58.920 --> 02:36:01.230

Keith Werner: This was last fall that we did this.

1429

02:36:04.020 --> 02:36:04.350

You know.

1430

02:36:05.820 --> 02:36:10.500

Adam Kaufman: Okay well i'll check with the homeowner and if it looks good will, will come out.

1431

02:36:11.940 --> 02:36:17.010

Christopher Carthy: But you should set up the pool, at least on the site, I mean that's, the least we could do yep.

1432

02:36:18.780 --> 02:36:22.260

Keith Werner: Sure yeah i'll confirm that the States are still there.

1433

02:36:23.640 --> 02:36:24.240

Keith Werner: i'll let you know.

1434

02:36:24.900 --> 02:36:26.460

Christopher Carthy: Thank you okay.

1435

02:36:27.390 --> 02:36:27.690

All right.

1436

02:36:29.280 --> 02:36:31.710

Adam Kaufman: I think that's all we need to do today.

1437

02:36:32.190 --> 02:36:45.090

Christopher Carthy: Okay, so goodnight goodnight the next application before us is the IBM parking lot expansion and Peter can his own should be presenting.

1438

02:36:50.340 --> 02:36:51.060

Just let a man.

1439

02:36:52.110 --> 02:37:02.700

Keith Werner: So hang Adam right right quick before I go, so you guys will schedule your site visit to get us for public hearing during our next appearance before the planning board.

1440

02:37:03.420 --> 02:37:13.770

Adam Kaufman: Will schedule a site visit then we'll probably just meet back and with the planning will actually ask the planning board, whether you know they want to.

1441

02:37:15.090 --> 02:37:23.250

Adam Kaufman: tell you about their feelings on the site walk or just schedule that hearing you know I think we're no better once they're out there.

1442

02:37:23.340 --> 02:37:24.660

Christopher Carthy: Right agree, then.

1443

02:37:24.870 --> 02:37:27.270

Keith Werner: OK OK so i'll follow up with you.

1444

02:37:28.770 --> 02:37:29.220

Keith Werner: Okay.

1445

02:37:30.360 --> 02:37:31.200

Keith Werner: Thank you, everybody.

1446

02:37:31.950 --> 02:37:33.390

Adam Kaufman: Have a good night they.

1447

02:37:36.000 --> 02:37:37.050

Christopher Carthy: should be up next.

1448

02:37:39.600 --> 02:37:40.320

Yes.

1449

02:37:44.220 --> 02:37:48.900

Adam Kaufman: muted, I think he might be following along on where they might not realize he's.

1450

02:37:49.950 --> 02:37:50.370

Christopher Carthy: he's up.

1451

02:37:58.290 --> 02:38:08.820

Adam Kaufman: But, if not, what what he does asking for is to extensions of time for the parking lots at IBM which we approved a couple of years ago.

1452

02:38:10.320 --> 02:38:24.420

Adam Kaufman: The original original version from 2017 and then the modified version from 2020 I don't have any objection to the board granting either extension, you want to just go ahead and do that.

1453

02:38:24.480 --> 02:38:26.100

Adam Kaufman: I don't know.

1454

02:38:27.000 --> 02:38:30.180

Christopher Carthy: I have no problem with that at all, do you know why there.

1455

02:38:31.800 --> 02:38:34.860

Christopher Carthy: what's the reservation there and then, when they were so anxious to do it.

1456

02:38:35.550 --> 02:38:37.110

Roland Baroni: everyone's working from home.

1457

02:38:37.530 --> 02:38:38.040

Adam Kaufman: I think it.

1458

02:38:38.730 --> 02:38:39.390

Adam Kaufman: might be right.

1459

02:38:39.420 --> 02:38:41.070

Christopher Carthy: No rolling you might be right.

1460

02:38:41.280 --> 02:38:48.840

Adam Kaufman: yeah Okay, did you see the note from Peter his camera and MIC just cut out but I guess he can hear us.

1461

02:38:50.070 --> 02:38:53.220

Christopher Carthy: Good so shall we play games with Peter.

1462

02:38:57.780 --> 02:38:58.290

Larry Ruisi: turley.

1463

02:38:59.730 --> 02:39:15.210

Christopher Carthy: Lord you know all right, so you know, Adam what is it on the first one let's go over the first one it's so innocuous Adam I mean I don't want to be, you know let's just be procedural and get it done the first one, what is it.

1464

02:39:16.170 --> 02:39:33.300

Adam Kaufman: So first Peter responded to you and it's just coded related everyone working from home, so what role limit suspect Okay, so the first one is the third extension of time that's the 17 dash zero 17 project number.

1465

02:39:33.870 --> 02:39:34.320

Adam Kaufman: that's why i'm.

1466

02:39:34.380 --> 02:39:44.520

Christopher Carthy: Asking yeah Adam and Eve of applying for a permit to do that or an application to do that, and is there a fee associated with the extension of time.

1467

02:39:44.910 --> 02:39:49.380

Adam Kaufman: yeah there's the third extension of times there's a fee that you collect.

1468

02:39:49.410 --> 02:39:52.050

Christopher Carthy: OK, so now, have you collected those fees.

1469

02:39:54.270 --> 02:39:54.750

Christopher Carthy: yeah.

1470

02:39:56.310 --> 02:40:12.450

Christopher Carthy: Please Okay, so I just want to say, in deference to the planning board that's something I think was a derivative of the planning board and at least we're collecting fees for our time and effort here and that's not a bad thing okay so.

1471

02:40:13.980 --> 02:40:16.110

Christopher Carthy: Adam take the lead again, please.

1472

02:40:16.500 --> 02:40:23.850

Adam Kaufman: Okay, so I would suggest that the board adopters third extension of time for project 17 dash zero 17.

1473

02:40:24.690 --> 02:40:25.470

Christopher Carthy: board members.

1474

02:40:26.880 --> 02:40:28.380

Steven's Sauro: Would you like me to make a motion you.

1475

02:40:28.410 --> 02:40:28.920

Christopher Carthy: Yes.

1476

02:40:29.010 --> 02:40:30.750

Steven's Sauro: Yes, i'll make i'll make the motion.

1477

02:40:31.110 --> 02:40:33.210

Christopher Carthy: Second, all in favor.

1478

02:40:33.570 --> 02:40:34.620

Christopher Carthy: Aye Aye.

1479

02:40:35.250 --> 02:40:45.750

Adam Kaufman: And then the next the next one, if you recall, was the front parking lots a through F and how they were going to reconfigure those lots remember that one.

1480

02:40:45.810 --> 02:40:54.120

Adam Kaufman: Yes, right so that's that's IBM application 20 dash 002 So this is the first extension of time for this project.

1481

02:40:57.150 --> 02:40:58.110

Steven's Sauro: i'll make a motion to.

1482

02:40:59.310 --> 02:41:00.660

Steven's Sauro: grant the extension of time.

1483

02:41:01.260 --> 02:41:03.210

Christopher Carthy: Second, all in favor.

1484

02:41:03.690 --> 02:41:04.530

Steven's Sauro: Aye Aye.

1485

02:41:05.370 --> 02:41:06.540

Aye okay.

1486

02:41:08.310 --> 02:41:10.590

Christopher Carthy: So Peter earned his money tonight right.

1487

02:41:11.370 --> 02:41:11.550

Christopher Carthy: yeah.

1488

02:41:11.940 --> 02:41:14.580

Christopher Carthy: want to make sure I want to make sure he can book is client.

1489

02:41:18.660 --> 02:41:29.190

Christopher Carthy: ap double time no problem you got two applications, I make sure you have landed well okay so um I think that does everything for this evening.

1490

02:41:31.080 --> 02:41:43.470

Valerie B Desimone: Before you guys go if you could respond to my request for dates available for the sidewalk it's funny when I was on the docket for Friday and then it got bumped because we didn't have a good turnout last minute.

1491

02:41:44.970 --> 02:41:52.800

Valerie B Desimone: So we're doing our best to get that site walk in this week or next so that you can get back on the next agenda for discussion of sidewalk.

1492

02:41:53.310 --> 02:42:03.810

Christopher Carthy: wow, I would like to personally send the applicant an apology that we you know we just didn't have the responsibility wanted, and you know we definitely want to do the right thing.

1493

02:42:05.250 --> 02:42:15.300

Valerie B Desimone: yeah definitely spoke to him about that at the time, I apologize I thank them for not you know ripping it off because he had his full team of professionals down there.

1494

02:42:15.930 --> 02:42:26.700

Valerie B Desimone: horrible and then at the time, I said to him, please give me dates that work for you and your team and our board more work around it and those are the dates that I sent out to the board on Friday.

1495

02:42:26.940 --> 02:42:27.390

Christopher Carthy: know.

1496

02:42:27.810 --> 02:42:33.900

Valerie B Desimone: If we could get a response what's good and not so we can get this nail down i'd be greatly appreciated.

1497

02:42:34.260 --> 02:42:48.570

Christopher Carthy: Alright, so only with the rest of the board, because, quite frankly, I live and work locally, I prefer to defer to the rest of the board, and then, when the rest of the Board is you know decides and I can't make it I do the best I can.

1498

02:42:52.260 --> 02:42:54.780

Valerie B Desimone: You guys can email me don't tell me right, this minute I just want.

1499

02:42:55.020 --> 02:42:57.900

Christopher Carthy: to know about, I think I think I think that's the right thing to do.

1500

02:42:58.170 --> 02:42:59.820

Christopher Carthy: That the board email you okay.

1501

02:43:00.600 --> 02:43:00.780

yeah.

1502

02:43:02.850 --> 02:43:08.580

Christopher Carthy: Okay, so with all that said and done, i'll make a motion to close the planning board meeting.

1503

02:43:09.900 --> 02:43:10.440

Steven's Sauro: A second.

1504

02:43:11.280 --> 02:43:11.910

Christopher Carthy: good night.

1505

02:43:14.880 --> 02:43:15.360

Roland Baroni: tonight.