

WEBVTT

1

00:00:06.509 --> 00:00:07.770

Adam Kaufman: Okay, we're all set.

2

00:00:09.179 --> 00:00:14.460

Christopher Carthy: Okay. Good evening, everyone. Welcome to the planning board meeting of may 28 2020

3

00:00:15.660 --> 00:00:24.360

Christopher Carthy: This is a zoom meeting. So my name is Chris carthy with us this evening are planning board members Steve sorrow, Michael.

4

00:00:25.620 --> 00:00:27.630

Christopher Carthy: Jensen Larry Wheezy.

5

00:00:29.460 --> 00:00:31.260

Christopher Carthy: town planner Adam Calvin.

6

00:00:31.800 --> 00:00:37.950

Christopher Carthy: Planning Board secretary Valerie does a Mon kind of turning on Baroni conservation board member

7

00:00:39.030 --> 00:00:54.810

Christopher Carthy: And our distinguished engineer the venerable john calendars with us this evening as well. So thank you everyone for being with us. And what we have on the agenda this evening or minutes to approve. Wow, thank you for getting all that minute

8

00:00:57.120 --> 00:01:13.230

Christopher Carthy: And then we have about five items on the agenda to discuss so planning board members. I have not thoroughly reviewed the minutes if anyone else has. Please feel free to make a motion to approve the minutes. And we can move forward.

9

00:01:16.950 --> 00:01:18.120

Steven's iPad: Shall we do one at a time.

10

00:01:19.410 --> 00:01:25.380

Christopher Carthy: And we can do them one at a time. Okay, let's take the minutes of January 13 2020

11

00:01:27.240 --> 00:01:32.070

Steven's iPad: Okay, I'll make a motion to approve the minutes. No, we had no no

12

00:01:33.150 --> 00:01:34.170

Steven's iPad: Change to those minutes

13

00:01:34.890 --> 00:01:36.210

Christopher Carthy: I didn't make any changes.

14

00:01:36.840 --> 00:01:38.550

Steven's iPad: Okay, I'm just double checking with valor, Adam.

15

00:01:39.390 --> 00:01:40.770

Valerie B Desimone: Now I did not see any comments.

16

00:01:41.310 --> 00:01:44.400

Steven's iPad: Okay, I'll make a motion to approve the minutes in January

13

17

00:01:45.300 --> 00:01:45.840

Larry Ruisi: A second

18

00:01:46.230 --> 00:01:46.980

Christopher Carthy: All in favor.

19

00:01:47.340 --> 00:01:52.950

Christopher Carthy: Aye. Thank you. Next item on the minutes from January

27

20

00:01:55.470 --> 00:01:57.450

Steven's iPad: I'll make a motion to approve those minutes as well.

21

00:02:01.020 --> 00:02:01.860

Christopher Carthy: On favor

22

00:02:02.100 --> 00:02:06.510

Christopher Carthy: Hi. Thank you, next set of minutes are from February

10 20

23

00:02:10.470 --> 00:02:11.580

Steven's iPad: I'll take this. I'll take the

24

00:02:11.580 --> 00:02:12.810

Steven's iPad: Silence as a

25

00:02:13.590 --> 00:02:15.690

Steven's iPad: Make a motion to approve the minutes of every 10

26

00:02:17.520 --> 00:02:17.970

Larry Ruisi: Second,

27

00:02:18.390 --> 00:02:19.140

Christopher Carthy: All in favor.

28

00:02:19.500 --> 00:02:23.130

Christopher Carthy: Aye. Thank you. Okay, so the first side of me for us to see

29

00:02:23.130 --> 00:02:25.380

Valerie B Desimone: These are real Sunday 11

30

00:02:26.580 --> 00:02:28.440

Christopher Carthy: I don't have may 11 vow.

31

00:02:29.850 --> 00:02:38.820

Christopher Carthy: Oh, you're right. I do have may 11 I stand corrected. I do have my I'll make anybody want to add okay may 11 is on the table, folks.

32

00:02:40.050 --> 00:02:42.000

Steven's iPad: If no one has anything to add or change.

33

00:02:43.350 --> 00:02:45.270

Steven's iPad: I'll make a motion to approve the minutes and may 11

34

00:02:45.600 --> 00:02:47.310

Christopher Carthy: Second. All in favor.

35

00:02:47.760 --> 00:02:48.030

Jim Jensen: All right.

36

00:02:49.170 --> 00:02:49.440

Christopher Carthy: Thank you.

37

00:02:50.190 --> 00:02:50.700

Thank you.

38

00:02:57.630 --> 00:03:00.570

Christopher Carthy: That's me. And I just turned off. So it doesn't happen again.

39

00:03:02.550 --> 00:03:13.650

Christopher Carthy: Okay, so the first item before us this evening is the North castle South Fire District their parking lot change. So I'm ready for you folks.

40

00:03:15.150 --> 00:03:17.760

Adam Kaufman: Yeah, Mark. Mark anyone else joining you I'm

41

00:03:18.600 --> 00:03:22.020

mwfarchitects: In a way, the only person would be Benny sound on each row.

42

00:03:22.290 --> 00:03:24.360

Adam Kaufman: Oh yeah I did see that name. Okay, hold on.

43

00:03:26.160 --> 00:03:27.510

Adam Kaufman: All right, he's joining right now.

44

00:03:37.500 --> 00:03:41.940

Adam Kaufman: All right, Mark, do you have the plans that to take through the board or do you need me to put them up.

45

00:03:43.050 --> 00:03:49.950

mwfarchitects: Um, if I, if you can put them up. I mean, essentially as a 103 would be the one to for

46

00:03:49.980 --> 00:03:51.240

mwfarchitects: My aspect.

47

00:03:51.300 --> 00:03:51.810

mwfarchitects: To show

48

00:03:52.230 --> 00:03:53.010

Yep, I can do that.

49

00:03:56.820 --> 00:03:59.880

Benny Salanitro: I can share my screen for my plans you are wanting to your to

50

00:04:00.930 --> 00:04:04.170

Adam Kaufman: Your bed. Glad I make my life easier if you want to do that.

51

00:04:05.130 --> 00:04:06.660

Benny Salanitro: Okay screen.

52

00:04:07.440 --> 00:04:10.620

Adam Kaufman: And Christopher, you want to have the applicant make a presentation.

53

00:04:12.960 --> 00:04:14.730

Christopher Carthy: We're looking forward to that right now.

54

00:04:23.340 --> 00:04:25.290

Benny Salanitro: Are you shooting you guys see the screen.

55

00:04:25.860 --> 00:04:43.710

Benny Salanitro: Yeah, I, by the way, let me introduce myself. I'm betting on each row. I'm a civil engineer from America, working on the project with Mr Fritz for the expansion of the proposed expansion of the parking area at the Fire District number one.

56

00:04:45.180 --> 00:04:50.610

Benny Salanitro: So I have three two sheets that relate to the project.

57

00:04:52.380 --> 00:04:59.250

Benny Salanitro: As it deals with drainage and erosion control. The first sheet that we're looking at, make this

58

00:05:00.330 --> 00:05:07.440

Benny Salanitro: See it is just an existing survey and what I did on the existing survey essentially highlighted the

59

00:05:08.520 --> 00:05:11.910

Benny Salanitro: Proposed the existing drainage configuration on the property.

60

00:05:12.000 --> 00:05:14.040

Benny Salanitro: And what it's doing. How is collecting water.

61

00:05:14.730 --> 00:05:17.400

Benny Salanitro: And then ultimately leaves the site.

62

00:05:18.570 --> 00:05:24.210

Benny Salanitro: So as you can see from the land, the project. The project site.

63

00:05:25.980 --> 00:05:32.730

Benny Salanitro: Existing parking area is called level and then we have elevated grade going

64

00:05:33.960 --> 00:05:35.490

Benny Salanitro: To the side

65

00:05:36.510 --> 00:05:45.000

Adam Kaufman: Benny, let me just interrupt. Here, let me know. Before we get into the weeds. Why don't we give the board and the public just a brief overview of

66

00:05:45.390 --> 00:05:53.760

Adam Kaufman: What property. We're talking about and what the big objective here is so what we're talking about is the firehouse that's in North White Plains.

67

00:05:54.150 --> 00:06:01.920

Adam Kaufman: And the district is looking to expand the parking lot that's available on the site. So essentially, with this plan.

68

00:06:02.700 --> 00:06:16.140

Adam Kaufman: In the work that they're going to be doing. There'll be doubling the size of the parking area that the first responders will be able to utilize on the site. And to do that, they're going to build some walls and do some grading, but that's the general overview here.

69

00:06:16.860 --> 00:06:24.480

Benny Salanitro: And thank you. I apologize. I wasn't sure if that was already done because I didn't join the meeting until just now, so I wasn't sure what was already

70

00:06:24.540 --> 00:06:25.140

Adam Kaufman: No problem.

71

00:06:25.260 --> 00:06:25.710

mwfarchitects: I didn't get

72

00:06:25.740 --> 00:06:26.400

mwfarchitects: A chance, Benny.

73

00:06:26.940 --> 00:06:28.470

Benny Salanitro: I'm sorry about that. Yeah, right.

74

00:06:28.950 --> 00:06:29.400

mwfarchitects: Right. Alright.

75

00:06:30.420 --> 00:06:35.010

Benny Salanitro: Various Adam very succinctly done. Thank you very much, then, is the scope of the project.

76

00:06:36.390 --> 00:06:50.730

Benny Salanitro: As we just described, and I don't want to get into the weeds unless there's any questions. But the essence of the project in order to expand the parking configuration and parking spaces from 12 to 23

77

00:06:52.020 --> 00:07:10.410

Benny Salanitro: Spaces. We do need to build some retaining walls to next sheet. Well, the pics that and it's simplistic form a retaining wall as the boulder gray area, it will go around as we see here this is not Broadway out front. So the intent is to

78

00:07:11.730 --> 00:07:22.170

Benny Salanitro: Create the level area by building retaining walls and then the lighter gray shaded area represents the new pavement have to accommodate the parking

79

00:07:23.310 --> 00:07:36.930

Benny Salanitro: I believe walks plans show more in detail how the parking configuration lays out this plan contemplates with the additional impervious surfaces of the pavement contemplates the additional

80

00:07:38.640 --> 00:07:43.440

Benny Salanitro: Installation of dry wells to capture that net increase

81

00:07:45.000 --> 00:07:47.190

Benny Salanitro: Impervious so I do show

82

00:07:48.240 --> 00:07:52.230

Benny Salanitro: Dry wells and additional piping into the existing

83

00:07:53.610 --> 00:08:10.170

Benny Salanitro: System. The I did receive and I did print out the commentary and comment memo from the town's planning console of engineering consultant. So I have those and we'll be prepared to make changes and updates as well.

84

00:08:11.520 --> 00:08:12.750

Benny Salanitro: So that's in a nutshell.

85

00:08:13.590 --> 00:08:13.860

Adam Kaufman: Yeah.

86

00:08:14.430 --> 00:08:16.410

Benny Salanitro: What we're doing on an engineering side.

87

00:08:17.010 --> 00:08:24.540

Adam Kaufman: Yeah, I don't know the board wants to to interject now or few Christopher. You want me to go through some some point

88

00:08:24.750 --> 00:08:30.870

Christopher Carthy: Well out of, you know, through some points. I have some questions, but I must have listened to them. It was the last time that you make your points.

89

00:08:31.110 --> 00:08:50.640

Adam Kaufman: Okay. Generally, I think the plan was fine in my memo. There's some tweaks that we need on the lighting plan. The after show some site distance with the new curb cut that's coming out onto North Broadway on the walls that are higher than six feet. So the Planning Board has to

90

00:08:51.840 --> 00:09:01.740

Adam Kaufman: Essentially a permit the walls to be over six feet. I don't think there are any issues here, and the plan works work seems to work well.

91

00:09:03.810 --> 00:09:14.670

Adam Kaufman: I question how wide the opposing parking spaces are right after right in the entry and making sure that there's enough room for all those spaces.

92

00:09:15.810 --> 00:09:17.160

Adam Kaufman: Benny, you know where I'm talking about

93

00:09:18.540 --> 00:09:18.810

Benny Salanitro: Me.

94

00:09:19.530 --> 00:09:21.210

Adam Kaufman: Right there. Right here. Yeah, yeah.

95

00:09:21.960 --> 00:09:23.760

Adam Kaufman: But everything looks

96

00:09:25.080 --> 00:09:31.440

Adam Kaufman: Looks pretty good HERE, JOHN, do you want to add anything you have any engineering issues. We want to highlight

97

00:09:35.670 --> 00:09:36.630

Adam Kaufman: you're muted john

98

00:09:48.810 --> 00:09:55.200

Kellard Sessions: I'm sorry, Adam. Yeah, okay. No, Joe. Joe provided a memo which Betty referred to

99

00:09:57.900 --> 00:09:59.730

Kellard Sessions: Similar to your comments.

100

00:10:00.990 --> 00:10:06.150

Kellard Sessions: It needed some additional detail on the dimensions of compliance.

101

00:10:07.560 --> 00:10:08.550

Kellard Sessions: With Ada

102

00:10:09.390 --> 00:10:12.690

Kellard Sessions: And resolving curve code for the parking and the entrance

103

00:10:14.640 --> 00:10:27.510

Kellard Sessions: He had a bit of trouble seeing if whether those inlets and the dry walls were at low points because of information. He did fellows enough information on the topography.

104

00:10:28.950 --> 00:10:29.910

Kellard Sessions: Of the parking lot.

105

00:10:31.350 --> 00:10:35.700

Kellard Sessions: It appears because you have a new curb car, you will need to do it.

106

00:10:36.900 --> 00:10:37.650

Kellard Sessions: Approval

107

00:10:38.760 --> 00:10:40.590

Kellard Sessions: Route 22 the State Road.

108

00:10:44.040 --> 00:10:53.010

Kellard Sessions: He also didn't see where the garbage dumpster would be located, whether it was going to be a pad and enclosure.

109

00:10:54.540 --> 00:10:58.560

Kellard Sessions: Where that would be located erosion and settlement control items.

110

00:11:03.270 --> 00:11:10.470

Kellard Sessions: And I guess some different between the site plan in the photo metrics plan on the light positions.

111

00:11:15.480 --> 00:11:17.010

Adam Kaufman: They're not in sync is what you're saying.

112

00:11:17.220 --> 00:11:18.660

mwfarchitects: Yeah, yeah. The

113

00:11:19.920 --> 00:11:36.690

mwfarchitects: The original plan. I had set them in a certain point, and when I had an engineered and they sent it back to me they they eliminated a few the lights that I was showing because it was too much and they relocated. Some of them.

114

00:11:37.740 --> 00:11:44.700

mwfarchitects: Some of the. There's a couple of points where they exceed the point five at the yeah

115

00:11:45.420 --> 00:11:46.920

Adam Kaufman: Just lightly. Yeah.

116

00:11:46.950 --> 00:11:51.510

mwfarchitects: Just slightly at the edges. And that's something that should be easily adjusted

117

00:11:56.400 --> 00:12:12.270

Kellard Sessions: Some detail with regards to Joe's comments. One was the entrance Benny, where it shows 20 feet and the code requires 2420 2024 feet on the entrance 25 feet on the aisle with

118

00:12:13.830 --> 00:12:14.610

Adam Kaufman: Yeah, so

119

00:12:15.060 --> 00:12:17.430

Adam Kaufman: What do you think is, is the solution there to

120

00:12:17.490 --> 00:12:20.730

Adam Kaufman: Take those three perpendicular and put a couple Panama.

121

00:12:22.830 --> 00:12:36.480

mwfarchitects: I think that there's actually enough room to do this and it's just a matter of me conveying that I mean the comments were good. And certainly, you know, those, those comments based on those comments.

122

00:12:37.860 --> 00:12:48.720

mwfarchitects: And any adjustments that we have to make. We have the room to do it. And you know, we can easily get the 25 feet in between. And we can get 24 feet at the entrance. So that's the, you know,

123

00:12:48.810 --> 00:12:49.980

mwfarchitects: That shouldn't be an issue.

124

00:12:50.220 --> 00:12:52.530

Kellard Sessions: Your the handicapped spots will be able to you.

125

00:12:53.220 --> 00:13:00.840

mwfarchitects: Know, provide more information on that the dimensional size of each spot and signage for each one of the

126

00:13:02.250 --> 00:13:13.380

mwfarchitects: Spaces. I believe Rania we're only required to have one space based on the number of spots for providing but we're we're providing to at this point.

127

00:13:16.230 --> 00:13:22.560

Kellard Sessions: And Joe, Joe didn't fill it was a significant issue here. He just needed the documentation is Benny mentioned

128

00:13:25.050 --> 00:13:26.940

Benny Salanitro: It just a quick measurement on the

129

00:13:27.060 --> 00:13:29.160

Benny Salanitro: PDF tool I'm showing on the plan.

130

00:13:29.580 --> 00:13:34.050

Benny Salanitro: Now that red line that I did in the front, the distance between

131

00:13:36.570 --> 00:13:39.600

Benny Salanitro: The, the, I'll drive while is 25 feet.

132

00:13:40.620 --> 00:13:49.950

Benny Salanitro: 300 inches. So from 20 minutes 20 appears to be 25 I'm going to work with mark on the on the layout and giving the dimension so that it's clear.

133

00:13:50.220 --> 00:13:54.540

mwfarchitects: Yeah, well, we'll pull that together and and submit that

134

00:13:59.040 --> 00:14:01.140

Adam Kaufman: Board. Any comments.

135

00:14:01.170 --> 00:14:03.540

Larry Ruisi: What is. Yeah. What is to the

136

00:14:04.080 --> 00:14:13.080

Larry Ruisi: I think it's to the you know whether retaining wall of the new wall is going up what's to the right of that is that residential know, is there any

137

00:14:13.200 --> 00:14:14.310

Larry Ruisi: Has already a

138

00:14:14.850 --> 00:14:16.140

Larry Ruisi: Screening needed there.

139

00:14:19.410 --> 00:14:33.990

mwfarchitects: There's an existing chain link fence along that perimeter property line. Currently it already exists there. And as I'm just mentioned. That's a business on that side.

140

00:14:35.760 --> 00:14:38.160

Benny Salanitro: Guy and the gentleman that owns a business as a

141

00:14:38.550 --> 00:14:40.350

Benny Salanitro: Member of the firehouse as well so

142

00:14:41.610 --> 00:14:45.480

Larry Ruisi: He's been able, so there's not gonna be any issue with a six foot wall.

143

00:14:46.290 --> 00:14:47.640

Benny Salanitro: No, no, as my fact

144

00:14:49.050 --> 00:14:52.110

Benny Salanitro: Like I said he's a member of the fire company and

145

00:14:53.940 --> 00:14:57.720

Benny Salanitro: There's no objections to it all. I'm just looking for. So I have some photos and I

146

00:14:59.520 --> 00:15:01.770

Adam Kaufman: Yeah, I'm actually looking to pull one up my song.

147

00:15:02.190 --> 00:15:05.640

mwfarchitects: No offense is actually higher than where the water. The top of the wall be anyway.

148

00:15:07.680 --> 00:15:09.660

Benny Salanitro: This thing chain link fence up top there.

149

00:15:09.900 --> 00:15:13.230

Benny Salanitro: Yeah, on the property line essentially that's going to

150

00:15:13.740 --> 00:15:15.390

Benny Salanitro: Remain it might be changed.

151

00:15:15.450 --> 00:15:29.580

Benny Salanitro: But it's going to be where the fencing that's up top, because it has a higher elevation is a friends back here. This is also a commercial property back here. So the chain that the fencing that the butters have or see

152

00:15:30.900 --> 00:15:32.100

Benny Salanitro: Will remain

153

00:15:32.460 --> 00:15:33.630

Benny Salanitro: For purposes of

154

00:15:33.720 --> 00:15:34.380

Description

155

00:15:35.400 --> 00:15:38.250

Benny Salanitro: There would be no change to the visual

156

00:15:39.660 --> 00:15:46.170

Christopher Carthy: So, so there's no change on the, the actual fences and existing fence and none of that pencil is changing. Is that what you're saying.

157

00:15:47.160 --> 00:15:48.930

Benny Salanitro: That's, that's exactly what I'm saying yes

158

00:15:48.990 --> 00:15:49.230

Yeah.

159

00:15:50.820 --> 00:15:57.540

Benny Salanitro: They may install a new fence, but the fencing that's there is. Yeah. You can see it right here.

160

00:15:59.790 --> 00:16:00.300

Benny Salanitro: Yeah.

161

00:16:00.450 --> 00:16:01.680

Adam Kaufman: So this is the area.

162

00:16:02.250 --> 00:16:04.680

Benny Salanitro: Right. And you can see the fencing that's up there now.

163

00:16:05.340 --> 00:16:16.050

Benny Salanitro: So there is a there is a border protection, if you will, between the properties and the higher from the higher elevation to the lower elevation

164

00:16:33.600 --> 00:16:36.390

Christopher Carthy: Mean, are you open to putting some screening in there.

165

00:16:37.590 --> 00:16:40.020

Christopher Carthy: I mean, could you there's not much room there.

166

00:16:40.080 --> 00:16:44.550

Benny Salanitro: Be honest with you. There's not much room. And like I said, the current

167

00:16:45.840 --> 00:16:59.850

Benny Salanitro: Way, things are currently situated. I'm just trying to do two things at once. I have a pretty good actually. The photo or the Adam would be brought up. It's pretty descriptive. I have a recent photograph I took. I try to email it to myself.

168

00:17:02.760 --> 00:17:02.940

Christopher Carthy: There.

169

00:17:03.000 --> 00:17:07.860

Benny Salanitro: Is no because it's the property slopes from that higher elevations.

170

00:17:07.920 --> 00:17:08.460

Christopher Carthy: That's true.

171

00:17:08.820 --> 00:17:18.090

Benny Salanitro: Properties down. Yeah, you can see, you can see that there's currently no planting because there's nothing really the whole that they're in place.

172

00:17:19.230 --> 00:17:19.800

Benny Salanitro: It's a

173

00:17:19.890 --> 00:17:22.920

Christopher Carthy: Nice little six foot retaining wall when you don't get

174

00:17:23.130 --> 00:17:34.140

Benny Salanitro: There'll be it'll be on a flat. You know, you know, the only thing you do is I guess if you put screening there. The unless I'm not sure what the objective of the screening would be the fencing would

175

00:17:34.710 --> 00:17:41.430

Benny Salanitro: You know, you know, it's a four foot tall fence. You know, if you're going to put six foot providing or some other type of ornamental shrub

176

00:17:42.510 --> 00:17:59.220

Benny Salanitro: I'm not sure, to whose benefit that screening would would provide the benefit to it certainly wouldn't provide any benefit to the fire company. And again, recognizing the the establishments that are in place.

177

00:18:00.960 --> 00:18:01.710

Benny Salanitro: You know, again,

178

00:18:03.390 --> 00:18:11.070

Adam Kaufman: That situation isn't changing that much. Right. So you've now how about slow slow is just going to turn into

179

00:18:11.580 --> 00:18:23.010

Adam Kaufman: A wall right though grades aren't i mean the the continuation of the great from the driveway. But, but that the the relative changes isn't really there in terms of the view.

180

00:18:23.640 --> 00:18:30.870

mwfarchitects: Essentially the essentially that line of grass that meets the wall or meets meets the fence.

181

00:18:31.710 --> 00:18:34.290

mwfarchitects: That we you see that's the top of the wall.

182

00:18:34.500 --> 00:18:37.980

mwfarchitects: Yeah and that fence remains that would probably be

183

00:18:38.340 --> 00:18:42.030

Larry Ruisi: So. So the key thing is the the wall is below the fence.

184

00:18:42.330 --> 00:18:46.500

Larry Ruisi: Correct. Okay. I think that solves the problem. Yeah.

185

00:18:46.590 --> 00:18:57.750

Christopher Carthy: I mean, the issue does arise which is would it be who've the view from 2022 is you're passing the firehouse just since you're doing construction there.

186

00:18:58.230 --> 00:19:18.720

Christopher Carthy: To improve the whole lot by installing some landscaping. There are some planting there on top of wall between the chain link fence and the top of wall. Regardless, I mean it's, it's an opportunity to be for the planning board. It's an opportunity to improve

187

00:19:21.390 --> 00:19:22.800

Christopher Carthy: The landscaping on the lot.

188

00:19:25.200 --> 00:19:25.620

Benny Salanitro: So I

189

00:19:26.310 --> 00:19:32.610

mwfarchitects: I don't disagree. I mean, I think that, you know, once the wall is in place and you know as long as there's enough

190

00:19:33.810 --> 00:19:37.320

mwfarchitects: Of a planting area for us to put some type of

191

00:19:38.610 --> 00:19:41.550

mwfarchitects: You know, vegetation in there certainly

192

00:19:41.730 --> 00:19:42.060

Roland Baroni: We

193

00:19:42.150 --> 00:19:51.300

mwfarchitects: We can we can consider doing that, it, it, obviously, we have to have enough room to do that so that whatever we put up there isn't going to die.

194

00:19:51.540 --> 00:19:51.960

Right.

195

00:19:53.190 --> 00:19:57.780

Christopher Carthy: How much room do you have, how much room do you anticipate having once you're done. So do you have a plan.

196

00:19:58.470 --> 00:20:01.950

mwfarchitects: I mean, from what I'm looking at. I mean, we're essentially

197

00:20:03.000 --> 00:20:10.710

mwfarchitects: From the property line. We certainly have we, we certainly have enough room along this side, it does narrow in the back.

198

00:20:11.160 --> 00:20:12.030

mwfarchitects: As you can see,

199

00:20:13.080 --> 00:20:17.640

mwfarchitects: But it toward the front we should have the ability to do that.

200

00:20:19.170 --> 00:20:19.830

mwfarchitects: You know, we have

201

00:20:19.890 --> 00:20:21.000

mwfarchitects: We have a minimum of

202

00:20:21.180 --> 00:20:31.080

mwfarchitects: Five feet between the back of the Wall and the end the property line. So within that five feet, we should be able to add a few, you know,

203

00:20:32.160 --> 00:20:33.750

mwfarchitects: Plants in that area.

204

00:20:35.070 --> 00:20:46.740

mwfarchitects: You know, the back of the lot, and the the perimeter of the back is is tighter, you know, Titans down to about three feet, which is probably the minimum for planting anything in that area.

205

00:20:47.310 --> 00:20:51.900

Christopher Carthy: Me, but do you intended to bring us a plan that show some planting at the top of the wall.

206

00:20:52.110 --> 00:20:56.100

mwfarchitects: We did not. But I'm saying that it's something that we can consider doing

207

00:20:57.270 --> 00:21:05.280

Christopher Carthy: But what I'm getting what I'm trying to speak to the board about is going past the thought of just discussing it instead MANDATING IT

208

00:21:06.810 --> 00:21:08.160

mwfarchitects: I can't mandate it you can

209

00:21:09.060 --> 00:21:09.990

Christopher Carthy: Write so I'm this

210

00:21:10.470 --> 00:21:18.090

Adam Kaufman: Word is is telling, telling the applicant to come back with some screening in that location that's you know what though what they'll do

211

00:21:20.370 --> 00:21:22.170

Christopher Carthy: It just strikes me as an opportunity

212

00:21:22.770 --> 00:21:25.440

Christopher Carthy: Here before the planning board to improve the whole

213

00:21:26.010 --> 00:21:27.840

Adam Kaufman: You're talking about this area right

214

00:21:28.230 --> 00:21:38.730

Christopher Carthy: Oh, I'm also talking about the back line to the back line isn't anything to be thrilled about and the backlight is quite easy. You've got quite a bit of line of sight from 22 as you go past it.

215

00:21:39.450 --> 00:21:54.810

Christopher Carthy: That if we could pick up some planting alone. The rear property line just to soften that fence line, etc. That would be an improvement. You got a six foot wall, then you have a vertical fence on top of it. It's a lot of

216

00:21:57.930 --> 00:22:06.660

Benny Salanitro: So, so just just for clarification that the the wall height is not going to be as high as the

217

00:22:07.770 --> 00:22:12.030

Benny Salanitro: Paved portion of the budding property. So there's still going to be a slight slow

218

00:22:12.210 --> 00:22:24.990

Benny Salanitro: Right from the property line to the top of wall. It'll be perfectly level. And I just picked up a photograph. I'm not sure if you're looking at my screen or I can you see the photograph I

219

00:22:25.080 --> 00:22:27.150

Adam Kaufman: Know you can share your screen.

220

00:22:28.050 --> 00:22:30.360

Benny Salanitro: Okay, I think I'm still sharing

221

00:22:30.720 --> 00:22:32.040

Adam Kaufman: No you're not. But you can

222

00:22:34.650 --> 00:22:35.010

Benny Salanitro: Split the

223

00:22:37.710 --> 00:22:38.520

Benny Salanitro: Screen.

224

00:22:40.140 --> 00:22:40.500

Benny Salanitro: Okay.

225

00:22:42.510 --> 00:22:42.900

Benny Salanitro: Yeah.

226

00:22:45.090 --> 00:22:46.260

Benny Salanitro: You see, this is

227

00:22:46.920 --> 00:22:47.190

Benny Salanitro: Not

228

00:22:47.280 --> 00:23:01.320

Benny Salanitro: A. So this is the North Broadway sidewalk sidewalk and this is a kind of a snapshot of what what's happening this edge. OK, so the wall come up you know somewhere here ish

229

00:23:01.680 --> 00:23:05.910

Benny Salanitro: Right, taking the photograph is the ones that are rare that we've one of the Commissioners.

230

00:23:05.940 --> 00:23:11.610

Benny Salanitro: The plane board members just speaking about. So this is that backside.

231

00:23:12.660 --> 00:23:19.710

Benny Salanitro: Property and you can see the elevation and so on the social shown pretty well on the survey elevation is

232

00:23:20.850 --> 00:23:23.400

Benny Salanitro: It's where is it to

233

00:23:24.780 --> 00:23:27.900

Benny Salanitro: 2220 was my spot. I'm sorry.

234

00:23:29.460 --> 00:23:30.090

Benny Salanitro: So,

235

00:23:31.590 --> 00:23:32.280

Benny Salanitro: The

236

00:23:33.990 --> 00:23:39.270

Benny Salanitro: So this is the steepest side or steeper slope up well.

237

00:23:39.870 --> 00:23:43.500

Benny Salanitro: I'm not that I want to describe it as a steep slope, but that is the slope.

238

00:23:45.270 --> 00:24:00.540

Benny Salanitro: There's more property as Adam was describing on the towards the north Broadway side will look at the elevations and if the, if there's enough earth between the back of the new wall and this edge here.

239

00:24:01.440 --> 00:24:05.670

Benny Salanitro: By all means we'll, we'll come up with a plan that hopefully you guys would be happy with.

240

00:24:06.480 --> 00:24:09.030

Christopher Carthy: Good. I think that would be an improvement for everyone.

241

00:24:09.840 --> 00:24:26.370

Benny Salanitro: Yeah, so, so also on this. You can see that the property. There is a planting is at the top of this slope, if you will, as you get closer to Broadway. So there is a and maybe the Google Earth view is better. You can see that there is a good

242

00:24:27.960 --> 00:24:37.860

Benny Salanitro: Vegetative planting area top closer to the north Broadway side, but I just wanted to share these couple of photos. Then we'll prepare more photos.

243

00:24:39.300 --> 00:24:59.280

Benny Salanitro: Just to make a representative description of what we're doing. But yeah, so that's the back so you can see we're surrounded by non-presidential uses the rear to the side and the project proposes, you know, in keeping with that general use, and our series a firehouse walking is a premium.

244

00:25:10.230 --> 00:25:12.060

Christopher Carthy: Members, is there anything you want to add

245

00:25:16.410 --> 00:25:31.020

Jim Jensen: So, this is Jim that, you know, they're just a question coming off in North Broadway into the parking lot that striped area to the, I guess on the to the to the right of the driveway. Is that their existing now.

246

00:25:31.650 --> 00:25:34.830

mwfarchitects: There's one existing isn't as a no parking area.

247

00:25:36.000 --> 00:25:40.290

Jim Jensen: So there's we're not taking away any any parking on on

248

00:25:40.890 --> 00:25:42.510

mwfarchitects: One spot that's getting

249

00:25:44.070 --> 00:25:46.050

mwfarchitects: One spot is being removed.

250

00:25:47.190 --> 00:25:49.080

mwfarchitects: And that's something that we have to go over with.

251

00:25:50.790 --> 00:25:51.240

mwfarchitects: The

252

00:25:55.080 --> 00:26:11.520

mwfarchitects: Do you see that makes sense. Yeah. Well, that's, that's one of the because it's a State Road. So we have to we have to discuss that with them, but the no parking areas actually sliding up more and that's why we're losing the spot.

253

00:26:12.060 --> 00:26:15.420

mwfarchitects: And that that's what's preventing us to widen the driveway.

254

00:26:15.870 --> 00:26:19.650

mwfarchitects: And and pull it away up the hill, a little bit.

255

00:26:20.160 --> 00:26:22.860

mwfarchitects: It's basically it's the entrance is moving like 12 feet.

256

00:26:24.060 --> 00:26:24.840

mwfarchitects: Up the hill.

257

00:26:24.870 --> 00:26:31.740

Jim Jensen: Up the hill that might help sightlines a little bit. I've always found that it's hard to enter and exit there yet.

258

00:26:31.800 --> 00:26:32.280

Jim Jensen: Yeah, are

259

00:26:32.340 --> 00:26:32.730

You

260

00:26:35.130 --> 00:26:37.140

Jim Jensen: Trying to turn in. I've always

261

00:26:37.140 --> 00:26:38.370

Jim Jensen: Thought it was a challenge.

262

00:26:38.700 --> 00:26:46.740

Jim Jensen: To try to see what was beyond me and and trying to come out. I always thought it was it difficult for the members of the fire company who had to, you know, to go in and out of there.

263

00:26:48.060 --> 00:26:54.780

Jim Jensen: But I like so that would be helpful if that's an improvement on my side access Christopher. I like your

264

00:26:55.470 --> 00:27:00.630

Jim Jensen: You know your suggestion or recommendation that they had a little bit landscaping. I think that would help a lot. I know the

265

00:27:01.230 --> 00:27:16.020

Jim Jensen: BUT THIS FIRE HOUSE RIGHT OVER THE YEARS IS tried many different types of site plan improvements exterior and expansions and that so it looks like they've settled in on now is parking is their higher priority that they want to get solve for

266

00:27:16.560 --> 00:27:17.070

mwfarchitects: Yes.

267

00:27:17.310 --> 00:27:21.390

Jim Jensen: Yes, I think you're doing something that improved the landscaping as well. I think will be a nice

268

00:27:23.190 --> 00:27:23.940

Jim Jensen: A nice benefit.

269

00:27:30.690 --> 00:27:31.410

Christopher Carthy: Thank you Jim.

270

00:27:33.180 --> 00:27:33.930

Christopher Carthy: Anyone else

271

00:27:36.270 --> 00:27:43.380

Steven's iPad: I tend to agree with, with the comments both Jim and Chris had mentioned it's a ready rock wall which is

272

00:27:44.190 --> 00:27:54.240

Steven's iPad: You know, it's going to do the job just fine. I think it's a vast improvement over the existing site and I do agree, while we have the opportunity, we're not trying to be onerous. But as we're driving by

273

00:27:55.980 --> 00:27:58.110

Steven's iPad: off the road, instead of a lot of stark

274

00:28:00.090 --> 00:28:07.200

Steven's iPad: Stone and walls and someone and so forth and channeling fences that we would also like to try our best opportunity to

275

00:28:08.280 --> 00:28:14.100

Steven's iPad: Swap in the look as we do drive by and i don't think i think it's a very smart idea what we were going towards as far as the

276

00:28:14.640 --> 00:28:25.950

Steven's iPad: The planning on top of the wall. And if you even in the back. If you have to do an idea of some kind, something to retain the wall, excuse me to retain the earth. Something to consider for the applicants would be wonderful.

277

00:28:27.810 --> 00:28:28.500

Christopher Carthy: Thank you soon.

278

00:28:34.470 --> 00:28:35.970

Christopher Carthy: I have no further comments.

279

00:28:37.410 --> 00:28:45.780

Adam Kaufman: So, Christopher, it seems like the Africa has a good grasp of the board's concerns my concerns and John's concerns.

280

00:28:46.920 --> 00:28:52.380

Adam Kaufman: Do you think we're ready to schedule the hearing. If they come back with all of these items.

281

00:28:52.530 --> 00:28:54.120

Christopher Carthy: Yeah, you mean the public hear

282

00:28:54.240 --> 00:28:55.020

Adam Kaufman: The public hearing

283

00:28:55.080 --> 00:28:57.180

Christopher Carthy: Right. Yeah. I think we can move forward.

284

00:28:57.180 --> 00:29:11.910

Adam Kaufman: Right, so let's let's plan for that. So the next meeting know you're going to address all the comments in the memos will hold a public hearing and look for everything is not addressed or that their concerns from the public.

285

00:29:12.390 --> 00:29:12.810

Adam Kaufman: Public

286

00:29:12.840 --> 00:29:13.320

We can always

287

00:29:14.610 --> 00:29:16.110

Christopher Carthy: Continue to hover over right

288

00:29:16.440 --> 00:29:19.950

Adam Kaufman: We very well may be in a position to approve it at the next time.

289

00:29:20.130 --> 00:29:27.330

Christopher Carthy: Do the Members want to take a ride out there. I mean, I don't know. I mean, not necessarily collectively, but I mean, Jim. I know you're not too far from it but

290

00:29:27.660 --> 00:29:36.390

Christopher Carthy: I think it's important if you guys have a chance to spend by just taking a look at it. You know what these plans in mind as opposed to just, you know,

291

00:29:38.190 --> 00:29:41.850

Christopher Carthy: In case you don't have that keen perspective on yet.

292

00:29:44.400 --> 00:29:47.580

Jim Jensen: What one, one quick. Yeah, I'm happy to do that. Chris, of course.

293

00:29:48.930 --> 00:29:53.100

Jim Jensen: I'm familiar with it, but I'm happy to go by taking a look. Is it looking at you had the

294

00:29:54.180 --> 00:29:58.740

Jim Jensen: I had the lighting plan up my own, but it's all the lighting going to be white lighting that

295

00:30:01.080 --> 00:30:07.980

mwfarchitects: It's a la it's an LED type of lighting. I have to. One of the things I have to do is provide the

296

00:30:09.240 --> 00:30:16.500

mwfarchitects: Information on the specific light in which I have so that'll be easy for me to provide at that time.

297

00:30:18.090 --> 00:30:20.520

Jim Jensen: LED is white, right. Wait, wait, no.

298

00:30:20.790 --> 00:30:25.860

mwfarchitects: Energy so you can depending on the depending on how high the number is on it.

299

00:30:26.220 --> 00:30:33.960

mwfarchitects: Obviously a you know a 6000 is going to be a lot more white than say a 4000

300

00:30:34.530 --> 00:30:43.440

mwfarchitects: In terms of it's the way it, it produces light. So, you know, the idea is to get something that's, you know, software on the I, I would say.

301

00:30:44.790 --> 00:30:51.420

mwfarchitects: You know, has a little bit more of a yellow tone to it. And that's one of the things that will make sure that we were doing as well.

302

00:30:53.070 --> 00:31:03.420

Jim Jensen: Yeah, I always thought it was just difficult to to getting in and out of there, you know, with the old lighting was, I think it's yellow lighting the period at night. So the or appears to be yellow

303

00:31:03.450 --> 00:31:07.620

mwfarchitects: You know, the, I think it's actually, I think it's actually a white, but there's just not enough of it.

304

00:31:07.680 --> 00:31:08.040

So,

305

00:31:09.270 --> 00:31:09.660

Jim Jensen: Okay.

306

00:31:10.410 --> 00:31:24.960

mwfarchitects: Yeah, so, you know, this was this actually has a, you know, this is more of a photo metric plan. Look, putting the lights in the right spots where they have one mouth that on the building and then one mounted on a telephone pole and

307

00:31:26.010 --> 00:31:39.060

mwfarchitects: It's actually it's under lake for the parking itself and probably because if they had anything more based on where they are would be actually spilling over onto the neighbors properties. So,

308

00:31:40.200 --> 00:31:57.210

mwfarchitects: The idea is to mount the poles, you know, have the protection on the back sides to prevent the light from spilling toward the neighbors, but the polls are essentially relatively low in terms of a poet's yeah you know i think there. I think I believe it was 12 feet is the highest pole.

309

00:31:59.010 --> 00:32:01.260

mwfarchitects: You know in in this layout.

310

00:32:05.160 --> 00:32:05.430

Thank you.

311

00:32:11.010 --> 00:32:11.670

Christopher Carthy: Thank you.

312

00:32:12.480 --> 00:32:13.920

Christopher Carthy: You guys have to do

313

00:32:14.220 --> 00:32:15.720

Christopher Carthy: Anything else you need from us. Right.

314

00:32:17.010 --> 00:32:17.580

mwfarchitects: Now, I think.

315

00:32:17.700 --> 00:32:18.300

mwfarchitects: So I think we're

316

00:32:18.660 --> 00:32:21.150

Benny Salanitro: All hearing the river. We have to just do the noted

317

00:32:21.210 --> 00:32:24.600

Benny Salanitro: ADAM You did indicate the notice the public notice or something that the

318

00:32:25.170 --> 00:32:27.930

Adam Kaufman: Will give you the notice to publish so

319

00:32:28.380 --> 00:32:29.580

Benny Salanitro: Will be will be in touch.

320

00:32:29.790 --> 00:32:30.810

mwfarchitects: Thanks. Very good.

321

00:32:31.200 --> 00:32:31.860

Benny Salanitro: Have a good night.

322

00:32:32.160 --> 00:32:33.030

mwfarchitects: Thank you very much.

323

00:32:33.510 --> 00:32:34.110

Benny Salanitro: Thank you.

324

00:32:39.330 --> 00:32:51.030

Christopher Carthy: To the next item before us and Salazar at 10 leisure form drive a question about the clearing grading Limit Line some work that was done beyond the clearing grading Limit Line. We're going to talk about that.

325

00:33:08.790 --> 00:33:11.070

Bill Einhorn: Will give you the notice to publish

326

00:33:14.970 --> 00:33:17.730

Bill Einhorn: Good night. Thank you very much. Thank you.

327

00:33:18.990 --> 00:33:21.480

Adam Kaufman: Well, I think you might have to live stream on there. If you could

328

00:33:21.480 --> 00:33:22.350

Adam Kaufman: TURN THAT DOWN.

329

00:33:35.280 --> 00:33:36.240

Adam Kaufman: Your, your up

330

00:33:36.720 --> 00:33:39.120

Bill Einhorn: I'm, I'm here, but I don't see anybody

331

00:33:39.960 --> 00:33:41.460

JULIOS: You don't see you

332

00:33:41.700 --> 00:33:42.570

Adam Kaufman: Know you

333

00:33:50.100 --> 00:33:50.850

Need a minute.

334

00:33:52.770 --> 00:33:53.490

Bill Einhorn: Possibly up

335

00:33:54.570 --> 00:33:56.670

Bill Einhorn: I was saying before, but

336

00:34:07.830 --> 00:34:11.670

JULIOS: You're watching a TV. Now we're on the computer.

337

00:34:11.760 --> 00:34:13.740

Bill Einhorn: Right, right. That's right.

338

00:34:15.360 --> 00:34:16.680

Bill Einhorn: Yeah okay now I see

339

00:34:18.510 --> 00:34:21.690

Adam Kaufman: All right, they make sure make sure our bill. You're watching the live feed.

340

00:34:21.690 --> 00:34:23.520

Adam Kaufman: Otherwise you're going to be a minute bind everyone

341

00:34:24.480 --> 00:34:24.780

Bill Einhorn: Yeah.

342

00:34:24.810 --> 00:34:25.320

Bill Einhorn: No, I

343

00:34:26.160 --> 00:34:27.870

Bill Einhorn: All right, good.

344

00:34:28.320 --> 00:34:29.820

Adam Kaufman: All right. Do you guys want to

345

00:34:29.910 --> 00:34:32.940

Adam Kaufman: Take us through the plan. Do you have the friends to share.
Do you want me to

346

00:34:32.940 --> 00:34:33.360

Adam Kaufman: Do that.

347

00:34:33.450 --> 00:34:34.890

Bill Einhorn: I yeah if you could do that.

348

00:34:37.590 --> 00:34:40.830

Roland Baroni: There's also a lot of background noise coming from
somewhere.

349

00:34:41.520 --> 00:34:42.300

Bill Einhorn: It's not

350

00:34:42.510 --> 00:34:44.460

Bill Einhorn: I'm in a closed room, so it's not me.

351

00:34:47.100 --> 00:34:49.230

Roland Baroni: Okay, it must have been Julius, yeah.

352

00:34:50.040 --> 00:34:52.650

Adam Kaufman: All right, let me just get your plans so I can

353

00:34:53.970 --> 00:34:54.330

Share

354

00:35:18.690 --> 00:35:19.320

Adam Kaufman: Okay, bill.

355

00:35:20.850 --> 00:35:22.260

Adam Kaufman: This is the plan, you want to start with.

356

00:35:24.300 --> 00:35:32.970

Bill Einhorn: Either one up. Basically what we're asking for is to amend the grading.

357

00:35:34.170 --> 00:35:35.730

Bill Einhorn: Clearing limit line.

358

00:35:37.290 --> 00:35:44.160

Bill Einhorn: Back because we unfortunately unintentionally went past it.

359

00:35:46.320 --> 00:36:07.110

Bill Einhorn: I was called in after the pool construction or my firm was called an F of the pool construction and I had asked for the site plan. So I got the site plan and there was no limit lines or anything on that. So I had developed the landscape plan.

360

00:36:09.000 --> 00:36:26.280

Bill Einhorn: For the back the stepping stone steps were already kind of built in already and I developed this plan and we started to to do our work and an inspector came by and said you went past the line and we said

361

00:36:28.080 --> 00:36:29.610

Bill Einhorn: What line. And that's when

362

00:36:30.690 --> 00:36:43.590

Bill Einhorn: We realized and more informed about this grading and clearing Limit Line this landscape plan was put together before that. So this is what we had planned or intended on doing

363

00:36:44.700 --> 00:36:45.360

Bill Einhorn: And

364

00:36:47.640 --> 00:36:50.910

Bill Einhorn: That's kind of where we're at this at this point.

365

00:36:51.720 --> 00:37:01.830

Adam Kaufman: Yeah, this was this clear integrating Limit Line was part of the subdivision of leisure farm and all of the lots in that subdivision have this on there and

366

00:37:01.950 --> 00:37:02.520

Bill Einhorn: Yeah, and

367

00:37:02.700 --> 00:37:03.570

Bill Einhorn: I understand now.

368

00:37:03.630 --> 00:37:06.360

Adam Kaufman: I'm really, I'm, I'm also telling, telling the board in the public

369

00:37:07.800 --> 00:37:17.820

Adam Kaufman: And what I what the board was trying to do during the subdivision is preserve the borders of these locks in the subdivision.

370

00:37:18.390 --> 00:37:27.900

Adam Kaufman: In this case, the board. He has the ability to move to move and Amanda clearing and grading on that line. There's a note on the plat saying, you do have the ability to do so.

371

00:37:28.590 --> 00:37:35.100

Adam Kaufman: The question that the board is going to need to to discuss as well. What should that amended line look like

372

00:37:36.030 --> 00:37:58.080

Adam Kaufman: My recommendation would be to to allow the outcome to keep you know all the improvements that they've done but in all these areas that have been converted to lawn that don't have any real improvements on them, you know, maybe expand the planting plan back so so that area is naturalized

373

00:37:59.490 --> 00:38:01.410

Adam Kaufman: That that's my take on this.

374

00:38:03.540 --> 00:38:18.030

Bill Einhorn: Personally, I don't see any issue with the expanding that bed on the, the West edge and adding a bunch of plant material in there as well.

375

00:38:23.970 --> 00:38:35.250

Christopher Carthy: How was the plan approved was for plan approved with the clearing ingredient. Limit Line established on their site plan was to your site plan that was approved.

376

00:38:35.670 --> 00:38:36.060

Adam Kaufman: Right.

377

00:38:36.240 --> 00:38:36.600

Adam Kaufman: It came

378

00:38:37.050 --> 00:38:38.640

Adam Kaufman: It came to the RP RC.

379

00:38:39.030 --> 00:38:40.590

Christopher Carthy: It came to the RFP RC.

380

00:38:40.770 --> 00:38:44.430

Adam Kaufman: And that plan did not go beyond the clearing and grading, lemme

381

00:38:45.300 --> 00:38:53.730

Christopher Carthy: Know what I'm getting but I'm, what I'm asking is, when it went before the RFC RFC with the clearing grading limit line on the plan when it went to the RPC.

382

00:38:54.090 --> 00:38:57.330

Adam Kaufman: I can't definitively say that I don't remember.

383

00:38:57.390 --> 00:39:00.960

Bill Einhorn: Now, it doesn't, that's, that's the plan. I've worked off of

384

00:39:03.360 --> 00:39:08.730

Bill Einhorn: And if I would have seen that on there. I would have been way more cautious.

385

00:39:10.560 --> 00:39:13.320

Bill Einhorn: But now wasn't on that site plan.

386

00:39:15.450 --> 00:39:17.970

Christopher Carthy: So the site plan was approved.

387

00:39:19.170 --> 00:39:27.810

Christopher Carthy: Without the clearing and greeting Limit Line on it. So the applicant went ahead and built accordingly and then

388

00:39:28.260 --> 00:39:34.680

Adam Kaufman: No, no, no. None. None. There was nothing in the approved plan that was beyond the clearing and greening limit line.

389

00:39:34.950 --> 00:39:35.250

Right.

390

00:39:37.200 --> 00:39:53.220

Christopher Carthy: Okay, that's what I'm I guess that's what I'm trying to get at. So in other words, when they when the applicant went before the RP RC was was there disturbance. Once the the existing disturbances, we see now which Assad lawn and these this

391

00:39:54.510 --> 00:40:04.020

Christopher Carthy: Proposed soil. It looks like or something like that for that area back there. That's cleared that area wasn't cleared on the RP RC plan.

392

00:40:04.500 --> 00:40:04.920

Right.

393

00:40:06.120 --> 00:40:08.550

Christopher Carthy: I see. Let's see, so

394

00:40:09.810 --> 00:40:17.430

Christopher Carthy: Bill. When you say you would have been more cautious. The, the clearing occurred.

395

00:40:19.200 --> 00:40:26.310

Christopher Carthy: The, the, the plan that was approved by the RP RC did not show clearing beyond the clearing grading limit line.

396

00:40:27.150 --> 00:40:33.900

Bill Einhorn: It didn't show any any plant. It had no plant materials on it at all. It didn't have any

397

00:40:34.920 --> 00:40:47.460

Bill Einhorn: Any line on it, it just showed, right, the disturbance area just right around the pool proper and the terrorists proper leading to the driveway.

398

00:40:49.980 --> 00:40:54.600

Bill Einhorn: When we got there, or when I was called in to draw the plan.

399

00:40:56.190 --> 00:41:00.210

Bill Einhorn: The pool contractor had already done all the grading.

400

00:41:02.070 --> 00:41:02.790

Christopher Carthy: I said,

401

00:41:03.870 --> 00:41:17.340

Larry Ruisi: So, so I guess I have a question. The existing grading clearing limit line that was there. I think Adam, you said the purpose of that was to, I guess, create a buffer between

402

00:41:18.390 --> 00:41:19.980

Larry Ruisi: The lots in the subdivision.

403

00:41:20.340 --> 00:41:21.450

Larry Ruisi: That is that accurate.

404

00:41:21.630 --> 00:41:39.300

Larry Ruisi: Yes. So when I look at this plan right now so plantings seem relatively dense and so I guess the question I have is, if they were to complete this the way it's set forth

405

00:41:40.530 --> 00:41:50.400

Larry Ruisi: You know, while the clearing Limit Line was was, you know, was was broken but

406

00:41:51.720 --> 00:41:57.990

Larry Ruisi: You know, what is the intent of aligned still intact because of the nature of the plantings that we see.

407

00:42:01.170 --> 00:42:05.520

Larry Ruisi: In other words, just just putting more more plants in the sod lawn.

408

00:42:06.810 --> 00:42:20.580

Larry Ruisi: You know, does that really change the view that the various neighbors are going to see when you see all the trees, running, running around the property and the bush is done, the shrubs.

409

00:42:21.090 --> 00:42:24.810

Adam Kaufman: Yes, that's the exact issue the board needs to contemplate.

410

00:42:29.190 --> 00:42:43.170

Larry Ruisi: I guess to my way of thinking, you know, you know, somewhat obviously made an error here. But if at the end of the day, the intent is, is basically fulfilled, although not fulfilled.

411

00:42:43.650 --> 00:42:51.030

Larry Ruisi: The way it was originally contemplated and there is an adequate or more than an adequate buffer between the different lots

412

00:42:52.590 --> 00:43:01.500

Larry Ruisi: Do we really want to do anything else I you know I just, I'm throwing that out there because as I look at this, it looks, it looks very dense, I

413

00:43:04.980 --> 00:43:20.430

Bill Einhorn: Mean, one of the reasons that we were doing this is that and why some mistakes were made is that there were a lot of dead small plants in that buffer area towards the back so

414

00:43:21.090 --> 00:43:22.080

Larry Ruisi: Is it an improvement.

415

00:43:22.680 --> 00:43:23.130

Bill Einhorn: Oh, yeah.

416

00:43:23.580 --> 00:43:27.810

Bill Einhorn: They would do like dead hemlocks back there and like just did Sapling.

417

00:43:28.980 --> 00:43:29.460

Bill Einhorn: So,

418

00:43:29.520 --> 00:43:29.790

Larry Ruisi: Right.

419

00:43:29.970 --> 00:43:40.980

Bill Einhorn: We started pulling them out and that's when the inspector came and said, You can't do that. That's and put again. This plan was already developed so that there would

420

00:43:41.010 --> 00:43:43.800

Bill Einhorn: Be much more additional screening and much more.

421

00:43:44.610 --> 00:43:48.690

Bill Einhorn: shrubbery and perennials and so on along that back edge.

422

00:43:51.450 --> 00:43:52.110

Christopher Carthy: Scenario.

423

00:43:54.750 --> 00:43:56.340

Adam Kaufman: Yeah, I can pull it up. Sure.

424

00:44:22.710 --> 00:44:25.110

Christopher Carthy: That's obviously before the disturbance

425

00:44:25.140 --> 00:44:25.710

Yes.

426

00:44:29.040 --> 00:44:34.800

Bill Einhorn: Now if you on the west edge. We didn't take anything out.

427

00:44:36.000 --> 00:44:37.530

Bill Einhorn: On that West edge.

428

00:44:40.530 --> 00:44:47.640

Bill Einhorn: That was not really disturbed at all. And you can see how the grass kind of went all the way to the, to the left.

429

00:44:49.680 --> 00:44:53.340

Bill Einhorn: So we really didn't disturb that the West edge.

430

00:45:03.210 --> 00:45:08.700

Christopher Carthy: Adam, the neighbor to the left and the neighbor closer to 148

431

00:45:12.120 --> 00:45:19.500

Christopher Carthy: Right. They look like what's going on back there. I'm trying to get a sense of competitiveness between the neighbors in terms of their

432

00:45:21.570 --> 00:45:23.280

Christopher Carthy: encroachment into the

433

00:45:24.690 --> 00:45:25.650

Christopher Carthy: Clearing undisturbed.

434

00:45:26.040 --> 00:45:29.670

Adam Kaufman: The cleaning. You want to know what the clearing grading limit line looks like for that, but

435

00:45:29.820 --> 00:45:30.240

Christopher Carthy: Yeah.

436

00:45:30.300 --> 00:45:30.930

Adam Kaufman: I have that

437

00:45:38.580 --> 00:45:39.930

Bill Einhorn: There's looks even tighter.

438

00:45:41.640 --> 00:45:45.120

Adam Kaufman: But that's this lot. Yeah. Unfortunately, it's not. It's a little blurry.

439

00:45:46.500 --> 00:45:48.150

Adam Kaufman: Right, I believe this is the subject.

440

00:45:50.370 --> 00:45:52.950

Christopher Carthy: Was the clearing ingredient line respected.

441

00:45:54.660 --> 00:45:55.320

Adam Kaufman: I don't, I don't

442

00:45:55.920 --> 00:45:58.620

Adam Kaufman: Know to assume I would assume so if they haven't

443

00:45:59.220 --> 00:46:01.950

Adam Kaufman: On there no violations on that property, but

444

00:46:02.310 --> 00:46:03.000

Adam Kaufman: I don't know.

445

00:46:05.700 --> 00:46:09.000

Bill Einhorn: You go back to that pic the Google Earth picture.

446

00:46:11.070 --> 00:46:11.730

Bill Einhorn: Please.

447

00:46:13.020 --> 00:46:15.270

Adam Kaufman: Yeah, look, that looks about right.

448

00:46:20.310 --> 00:46:25.710

Adam Kaufman: Yeah, it looks like it goes somewhere around there. But that's just eyeballing

449

00:46:25.860 --> 00:46:26.280

Yeah.

450

00:46:32.940 --> 00:46:35.250

Christopher Carthy: Well, obviously we're gonna need to go out there.

451

00:46:37.740 --> 00:46:40.920

Adam Kaufman: Yeah, yeah, I think you'll take a look and see

452

00:46:41.430 --> 00:46:43.320

Christopher Carthy: I mean, I think we have to go out there and take a look.

453

00:46:48.870 --> 00:46:49.620

Valerie B Desimone: Like mark.

454

00:46:49.710 --> 00:46:52.230

Valerie B Desimone: Are speaking the field to see like on a sidewalk.

455

00:46:53.940 --> 00:46:57.150

Christopher Carthy: Well, I mean, Val. I think the proposal, the

456

00:46:58.350 --> 00:47:05.400

Christopher Carthy: Mandated or the subdivision clearing greeting limit line should be marked out

457

00:47:12.660 --> 00:47:13.050

Adam Kaufman: Yeah.

458

00:47:14.490 --> 00:47:16.170

Adam Kaufman: Approximately, you know, we don't need it.

459

00:47:19.470 --> 00:47:19.770

Christopher Carthy: Right.

460

00:47:21.030 --> 00:47:24.060

Jim Jensen: Adam is chairman. Is there any history of the

461

00:47:25.050 --> 00:47:25.530

Jim Jensen: Of the

462

00:47:26.220 --> 00:47:29.370

Jim Jensen: Clearing green line being a modified by the planning board.

463

00:47:30.060 --> 00:47:31.110

Jim Jensen: With us

464

00:47:31.260 --> 00:47:33.360

Adam Kaufman: Yeah, you've done it on, on occasion.

465

00:47:34.620 --> 00:47:37.260

Adam Kaufman: They say the board ever done it is everything.

466

00:47:37.380 --> 00:47:42.480

Jim Jensen: Yeah, for the for this leases farm subdivisions. It sounds like there's the intent of this lot was to have these

467

00:47:43.920 --> 00:47:45.150

Adam Kaufman: I believe

468

00:47:45.750 --> 00:47:53.160

Adam Kaufman: You have amended the clearing and greeting limit line in this subdivision the past there might have been one application to do that.

469

00:47:54.000 --> 00:48:00.150

Adam Kaufman: Maybe, but I'm pretty sure you have all of the planning board at some point as

470

00:48:00.510 --> 00:48:06.690

Christopher Carthy: You get it for a pool. Overall I think weapon will road remember. I don't remember the number. Now remember where

471

00:48:07.950 --> 00:48:17.130

Christopher Carthy: They came in and they they blew up the clearing grading limit line and then they had, they came to us. I think we had to amend the clearing greeting limit lines for that.

472

00:48:17.760 --> 00:48:20.700

Adam Kaufman: Job. Yeah, there's definitely been occasions.

473

00:48:25.170 --> 00:48:26.640

Christopher Carthy: I mean I think Jim

474

00:48:27.720 --> 00:48:29.880

Christopher Carthy: I think it'd be useful to see it. Don't you think

475

00:48:30.180 --> 00:48:30.420

Yeah.

476

00:48:34.470 --> 00:48:41.340

Valerie B Desimone: Alright, so tell when the clearing grading Limit Line is marked on the site, let me know and then I'll let the board know that they could go out to the site.

477

00:48:44.130 --> 00:48:48.090

Bill Einhorn: Just some flags or do you want steaks, or

478

00:48:48.330 --> 00:48:49.050

Adam Kaufman: Doesn't matter.

479

00:48:50.640 --> 00:48:53.730

Adam Kaufman: Whatever is easiest, you know, so the board can understand it.

480

00:48:54.090 --> 00:48:55.650

Adam Kaufman: However you want to translate it.

481

00:48:59.370 --> 00:49:00.510

Bill Einhorn: Okay.

482

00:49:03.690 --> 00:49:15.660

Adam Kaufman: Just a couple other points. Um, are there any aspects on this site plan that were approved by the RP RC like patios that need to be approved now by the planning board.

483

00:49:17.610 --> 00:49:18.600

Bill Einhorn: Well, if

484

00:49:20.430 --> 00:49:26.910

Bill Einhorn: If you're considering that like trampoline area up top, or that upper seating area of a

485

00:49:26.910 --> 00:49:33.270

Adam Kaufman: Trampoline itself. We don't. You don't need to approval. But if there's if there's a patio underneath. Yes, that needs to get

486

00:49:33.420 --> 00:49:36.060

Bill Einhorn: It's just gravel. Does that count.

487

00:49:36.420 --> 00:49:44.490

Adam Kaufman: Haha. That's not really a structure know it will count as land coverage, which will need to calculate them for us. But that wouldn't need a site plan approval.

488

00:49:44.970 --> 00:49:51.690

Bill Einhorn: And the same thing with the if you look at the plan that seating area on top of the

489

00:49:53.400 --> 00:49:55.950

Bill Einhorn: On top of the boulder wall.

490

00:49:57.780 --> 00:50:00.660

Bill Einhorn: That is also gravel.

491

00:50:01.500 --> 00:50:03.630

Adam Kaufman: So I put it on the site plan, but

492

00:50:03.840 --> 00:50:06.030

Adam Kaufman: Also remember clearing reading when the line.

493

00:50:06.420 --> 00:50:09.000

Bill Einhorn: Oh, it's on there. Yeah, and both of them.

494

00:50:09.810 --> 00:50:11.400

Adam Kaufman: will grant you approval for

495

00:50:11.400 --> 00:50:11.940

Adam Kaufman: All that

496

00:50:12.150 --> 00:50:13.440

Bill Einhorn: Right. Gotcha.

497

00:50:13.620 --> 00:50:21.720

Adam Kaufman: And submit a new gross land coverage because that area would be laying coverage. So you have to calculate that and then roll and

498

00:50:22.260 --> 00:50:33.510

Adam Kaufman: Given the notes that are on that plat map which talk about the planning board having the authority to amend that clearing and greeting them online. We don't need to file a new plat map, do we

499

00:50:33.780 --> 00:50:36.150

Adam Kaufman: Know, okay. Just want to make sure

500

00:50:36.300 --> 00:50:41.310

Adam Kaufman: That we're doing this right. So board. Do you want to

501

00:50:43.350 --> 00:50:45.630

Adam Kaufman: Have the neighbor notification meeting.

502

00:50:46.680 --> 00:50:50.070

Adam Kaufman: At the next meeting, or do you want to go out there reconvene and then have them.

503

00:50:50.910 --> 00:50:51.720

Adam Kaufman: Come back.

504

00:50:52.200 --> 00:50:58.110

Adam Kaufman: I would, I would recommend having it. And if we need to continue we should continue it.

505

00:51:00.390 --> 00:51:04.200

Steven's iPad: When is the intention of the applicant to commence the planting of all this.

506

00:51:06.930 --> 00:51:08.340

Bill Einhorn: Ever you guys say we can

507

00:51:09.030 --> 00:51:24.990

Steven's iPad: The reason why I'm just concerned for your, for your sake of the timing. If I tend to agree with Adam, because if we're starting to hit into June and you put a lot of expensive landscaping and and we hit the teeth. This summer, you may be into some tough times for these plans to take

508

00:51:25.740 --> 00:51:26.400

Bill Einhorn: I mean, so

509

00:51:26.430 --> 00:51:27.120

Steven's iPad: That that's why

510

00:51:27.360 --> 00:51:29.100

Steven's iPad: I would like to help you guys out either

511

00:51:29.130 --> 00:51:38.010

Steven's iPad: We should really get up again on our horse to get out there soon and and and do exactly what Adam said to the neighbor notification and get this done. So you always have a better window.

512

00:51:38.430 --> 00:51:39.690

Steven's iPad: Of these plants surviving

513

00:51:40.140 --> 00:51:49.590

Adam Kaufman: Yeah, and I think it's really one issue you're going to go out there, you're going to either say yes or no, we can come to a solution relatively quickly. Okay, one way or another.

514

00:51:50.070 --> 00:51:50.460

Okay.

515

00:51:53.340 --> 00:51:56.130

Bill Einhorn: I'll have it. I'll have it kind of marked out

516

00:51:57.750 --> 00:51:59.640

Bill Einhorn: By like Tuesday or so.

517

00:52:03.780 --> 00:52:06.570

Bill Einhorn: And I will email.

518

00:52:08.460 --> 00:52:10.890

Bill Einhorn: Adam and Valerie when F's.

519

00:52:12.030 --> 00:52:12.840

Bill Einhorn: When I flag it

520

00:52:13.260 --> 00:52:16.860

Adam Kaufman: Alright, so we'll send out the neighbor notification when you're ready to come back.

521

00:52:20.040 --> 00:52:21.090

Bill Einhorn: When is the next

522

00:52:21.480 --> 00:52:23.040

Adam Kaufman: Meeting in

523

00:52:23.310 --> 00:52:25.680

Adam Kaufman: In Oh, was it a week.

524

00:52:26.610 --> 00:52:30.390

Valerie B Desimone: Well, we meet on June 8 as well as June 20 seconds.

525

00:52:30.690 --> 00:52:34.440

Valerie B Desimone: How much time does the mailing have to be out for a neighbor notification.

526

00:52:34.920 --> 00:52:41.520

Adam Kaufman: Believe it's 10 days. So we don't even have the time to do it. So we'll have to put it on the 22nd is what we'll do.

527

00:52:49.200 --> 00:52:52.380

Christopher Carthy: We'll see you on June 22 and we'll see on site.

528

00:52:53.310 --> 00:52:59.340

Bill Einhorn: Okay, now when you visit the site. Do I attend that are you guys go by yourself, you

529

00:52:59.610 --> 00:53:00.000

Christopher Carthy: I mean,

530

00:53:00.210 --> 00:53:02.250

Adam Kaufman: We really can't go as a group.

531

00:53:02.460 --> 00:53:02.820

Bill Einhorn: Okay.

532

00:53:03.000 --> 00:53:04.200

Adam Kaufman: I guess we could now.

533

00:53:04.260 --> 00:53:06.930

Adam Kaufman: We're less than 10 people. So if we all stay

534

00:53:08.040 --> 00:53:08.610

Bill Einhorn: I know we were

535

00:53:09.870 --> 00:53:10.320

Larry Ruisi: Getting

536

00:53:12.720 --> 00:53:13.170

Adam Kaufman: What was that

537

00:53:14.940 --> 00:53:19.020

Larry Ruisi: I said if we met wear a mask and we stay 60 part

538

00:53:23.130 --> 00:53:26.130

Bill Einhorn: Because if you schedule it and let me know I'll be there.

539

00:53:26.550 --> 00:53:28.500

Adam Kaufman: We'll discuss that internally.

540

00:53:28.680 --> 00:53:30.450

Adam Kaufman: And, you know, we'll let you know.

541

00:53:30.990 --> 00:53:38.850

Valerie B Desimone: Right. So are you pretty confident that you'll be done by Tuesday. So then we could schedule at any point there forward or you'll

542

00:53:38.940 --> 00:53:43.410

Bill Einhorn: You'll let me know I will do it definitely on Tuesday.

543

00:53:46.800 --> 00:53:49.470

Valerie B Desimone: Alright, so we'll work on scheduling a site wide open up a meeting.

544

00:53:50.640 --> 00:53:56.640

Adam Kaufman: And I'll talk to the administration about the sidewalk since we'll, we'll coordinate Christopher on that.

545

00:53:56.970 --> 00:53:58.380

Christopher Carthy: Right. Thank you.

546

00:53:59.010 --> 00:54:02.790

Valerie B Desimone: Okay, so listen deadline for the June 22 meeting is June 8 by noon.

547

00:54:04.080 --> 00:54:09.810

Valerie B Desimone: If you want to make any revisions to the plans that were discussed tonight or in the memos. That's your timeline.

548

00:54:14.520 --> 00:54:18.960

JULIOS: Thank you, folks. Thank you. Thank you, guys. I really appreciate all your help and I apologize for

549

00:54:19.290 --> 00:54:20.370

JULIOS: All the confusion with this.

550

00:54:21.540 --> 00:54:23.340

Christopher Carthy: Will your calculations on the project.

551

00:54:23.760 --> 00:54:24.330

JULIOS: Thank you, sir.

552

00:54:28.200 --> 00:54:29.010

Christopher Carthy: See you soon.

553

00:54:29.250 --> 00:54:32.880

JULIOS: Okay, I guess, they say. Thanks so much. Bye bye. Thank you.

554

00:54:37.020 --> 00:54:38.370

Christopher Carthy: Okay, I

555

00:54:38.400 --> 00:54:40.260

Adam Kaufman: Just give them. They have a lot of

556

00:54:41.820 --> 00:54:43.680

Adam Kaufman: People joining us for the next

557

00:54:45.030 --> 00:54:47.760

Adam Kaufman: Application, so just give me a minute to admit everyone

558

00:54:49.230 --> 00:54:49.770

Adam Kaufman: Just want

559

00:54:49.950 --> 00:54:50.340

Adam Kaufman: To have a

560

00:54:53.280 --> 00:54:54.000

Valerie B Desimone: Discussion.

561

00:55:47.010 --> 00:55:48.930

Adam Kaufman: Hi everyone.

562

00:55:50.070 --> 00:55:55.470

Adam Kaufman: On the 375 Main Street team is here. I'm missing ANYONE,
LET ME

563

00:55:55.560 --> 00:55:56.220

Let me know.

564

00:55:58.950 --> 00:55:59.190

JonathanKraut: Yeah.

565

00:55:59.970 --> 00:56:00.330

Well,

566

00:56:01.710 --> 00:56:03.960

JonathanKraut: I'm very impressed by your background. Mine is

567

00:56:04.050 --> 00:56:05.370

Not nearly as I'm proud.

568

00:56:07.590 --> 00:56:10.890

Adam Kaufman: I'm missing anyone let, let me know. But I think I've got
everyone

569

00:56:11.370 --> 00:56:11.880
Excellent.

570
00:56:13.230 --> 00:56:14.100
JonathanKraut: Can I proceed.

571
00:56:14.490 --> 00:56:23.910
JonathanKraut: Please. Okay. So, on behalf of the Board. Thank you,
Jonathan crowd on behalf the applicant and my colleague, Leo Napier's
with me as well.

572
00:56:24.510 --> 00:56:30.750
JonathanKraut: It's possible. If I get a little page I may have to jump
to another zoom meeting, believe it or not, every towns doing them now.

573
00:56:31.110 --> 00:56:42.510
JonathanKraut: And he cannot can clear to the end, but I don't think will
be that long. And hopefully we'll be able to get through it. So we were
last backup for this board in early March and

574
00:56:42.570 --> 00:56:46.530
JonathanKraut: As things progressed, obviously, we had some meetings
professional staff and

575
00:56:46.980 --> 00:56:53.190
JonathanKraut: And we received two recent memos one from colored sessions
and one from your planning department.

576
00:56:53.670 --> 00:56:55.830
JonathanKraut: They are a thorough and detailed

577
00:56:56.730 --> 00:56:56.940
JonathanKraut: They

578
00:56:56.970 --> 00:56:58.290
JonathanKraut: Were received them both.

579
00:56:58.410 --> 00:56:58.890
JonathanKraut: Towards the

580
00:56:58.920 --> 00:57:12.420

JonathanKraut: End of may very recently, the, the planning. One was May 28 as you folks know you've seen them we want. We want to provide you with a detailed response to all

581

00:57:12.450 --> 00:57:16.320

JonathanKraut: Of those comments. So what I would say to the board is if there are

582

00:57:16.890 --> 00:57:28.800

JonathanKraut: Questions that would be layered on top of those comments. We'd love to hear what they are tonight so we can incorporate any answers to your questions. We're going to proceed with

583

00:57:28.830 --> 00:57:32.100

JonathanKraut: With comments responses, rather than two those

584

00:57:32.430 --> 00:57:33.270

JonathanKraut: Two memos.

585

00:57:33.840 --> 00:57:37.740

JonathanKraut: One question I had. And I didn't know what the answer is, is

586

00:57:39.000 --> 00:57:40.770

JonathanKraut: When we would receive

587

00:57:41.970 --> 00:57:55.590

JonathanKraut: Any comments from Michael on today's office with regard to traffic and if it were possible, you know, we'd love to incorporate any response if you did have comments at the same time, but I'll leave that

588

00:57:55.890 --> 00:58:09.150

JonathanKraut: With with you folks Leo. I don't know if we can do a share screen, but I want to just address the fact that I know that we mentioned it in our communications that we made some significant revisions to the plan.

589

00:58:09.540 --> 00:58:11.790

JonathanKraut: But I'd like to just highlight a couple of them.

590

00:58:12.180 --> 00:58:15.150

JonathanKraut: So Adam, I don't know. Can we, can we do that and get the draw, you

591

00:58:15.150 --> 00:58:17.910

Adam Kaufman: Can call you could share your screen. If you haven't, if you

592

00:58:18.000 --> 00:58:19.260

Adam Kaufman: Don't I can share mine.

593

00:58:19.620 --> 00:58:23.550

Leo Napior: So here I can add them I have everything ready for it.

594

00:58:24.030 --> 00:58:28.680

JonathanKraut: Alright, so I'm going to let Leo, put it up and I'm just going to chat for a moment while while he's doing that.

595

00:58:30.120 --> 00:58:38.190

JonathanKraut: As you know, originally we had an additional we had an additional fuel dispenser proposed as shown on the drawing you see here.

596

00:58:38.610 --> 00:58:46.200

JonathanKraut: We eliminated the additional dispenser so that we're staying with two dispensers, which is what exists already on the site.

597

00:58:47.130 --> 00:58:53.940

JonathanKraut: We relocated the building canopy and dispensers to comply with setbacks, so that we were not them required to

598

00:58:54.330 --> 00:59:06.720

JonathanKraut: Move forward with variances and we are continuing the dialogue with the building inspector regarding code compliance to make sure that any final plan that we're asking you to vote on his, his code compliant.

599

00:59:07.860 --> 00:59:17.010

JonathanKraut: The parking was revised a bit. You see where parking on the western edge of the property and appropriate space in the backup I'll

600

00:59:17.940 --> 00:59:29.430

JonathanKraut: We also relocated the refuse the ice propane to improve accessibility of employee parking. And then lastly, and I think significantly

601

00:59:29.940 --> 00:59:41.160

JonathanKraut: A STATIC SPEAKING aesthetically speaking we redesign the site and rear facade of the building to improve views as you approach from the south along Main Street. If you leave that one up there.

602

00:59:41.940 --> 00:59:57.960

JonathanKraut: I think the looked at our design team Oliver young and his folks we're going forward with something that was really intended to fit well in that area of our mock and respectful of the character and the architecture.

603

00:59:58.980 --> 01:00:09.810

JonathanKraut: We do have this evening with us, our technical team if there are questions about things like storm water or architectural or other

604

01:00:10.590 --> 01:00:30.450

JonathanKraut: Questions. Again, I would just say that if they are covered in your staff memo and your callard sessions memo, you can expect a detailed response from us. That is what we plan to do but certainly we would want to hear any questions or comments that you felt we needed to address and then

605

01:00:30.750 --> 01:00:42.540

JonathanKraut: I guess our only asked for this evening is if the board feels that you've had an opportunity to review it at a level where we could be referred out to the conservation board.

606

01:00:43.050 --> 01:00:48.690

JonathanKraut: We'd asked for you to do that. This evening last comment is, I think every one of the boards probably aware

607

01:00:49.140 --> 01:00:55.710

JonathanKraut: But the town board is contemplating, I know you know this, obviously, because you gave a recommendation to them.

608

01:00:56.130 --> 01:01:09.630

JonathanKraut: The town board is contemplating a zone amendment that would make the existing non conforming use on this site that subject to certain statutory requirements under your code.

609

01:01:10.410 --> 01:01:21.360

JonathanKraut: Illegal use and last night they scheduled a public hearing on that local law that will play itself out. But at least from our viewpoint from a site plan review.

610

01:01:21.930 --> 01:01:33.900

JonathanKraut: It doesn't really change the criteria or the review, obviously, that will play itself out separately. I think and and we obviously support that amendment if that's what comes to bear, but neither event.

611

01:01:34.920 --> 01:01:43.110

JonathanKraut: We wanted to proceed and have this discussion with you tonight. So that was as concise as I could provide you with our vantage point

612

01:01:44.670 --> 01:01:50.940

Adam Kaufman: There's a lot packed in there that was very good. A lot of information. Just a couple of points for the board.

613

01:01:51.990 --> 01:02:02.910

Adam Kaufman: Highlight in the memo was comments from the town board that they transmitted to the planning board and that specifically was the orientation.

614

01:02:03.480 --> 01:02:20.070

Adam Kaufman: Of of the building that seemed to be an issue of concern for the board and they wanted the planning board to consider their, their comments. So that's something the board should be aware of and and think about in their deliberations.

615

01:02:23.070 --> 01:02:39.930

Adam Kaufman: The traffic comments are on the on their way. Christopher. Do you have any objection to Trump having me transmit whatever comments we receive to the applicant and potentially in advance of you seeing them. Is that okay

616

01:02:40.020 --> 01:02:41.430

Adam Kaufman: So they could start working on, I

617

01:02:41.550 --> 01:02:43.620

Christopher Carthy: Can't imagine that we would have a problem with that.

618

01:02:44.130 --> 01:02:48.750

Adam Kaufman: Yes, I just want your blessing to do that when we get them. Sorry, though they'll have them.

619

01:02:49.260 --> 01:02:49.950

Christopher Carthy: feel blessed

620

01:02:50.370 --> 01:02:50.970

Okay.

621

01:02:52.080 --> 01:03:00.000

Adam Kaufman: The third issue, we should talk about the referral to the conservation board. I think I saw a bath somewhere here.

622

01:03:01.770 --> 01:03:12.810

Adam Kaufman: I no objection to the applicant on doing that but there should be some mitigation plan ready to go when they go to the concert

623

01:03:12.840 --> 01:03:26.100

JonathanKraut: Yeah, no, I'm Adam. Thank you for mentioning that I don't mean to interrupt you, but that was the one thing I forgot to address in my run through. I was trying to keep it concise. We've discussed it and we understand there are some locations that

624

01:03:27.360 --> 01:03:38.190

JonathanKraut: That the town might be interested in mitigation on but in really reviewing it in terms of the scope and we know it actually is a significant check that we need to write because we did the calculation.

625

01:03:38.520 --> 01:03:44.850

JonathanKraut: I think that our intent is to pay a fee and Lou and the logic behind it is if it's going to be on a municipal site.

626

01:03:45.210 --> 01:03:57.270

JonathanKraut: It really is a bit outside of our control in terms of the upkeep and maintenance of it. And we think that even the prioritization of that. So, it is the applicants intend to pay the fee and Lou based on the square footage calculation.

627

01:03:57.600 --> 01:04:03.660

JonathanKraut: And then obviously the town board with its wisdom could consult with the planning board and decide where they wanted to spend that money.

628

01:04:05.520 --> 01:04:19.320

Adam Kaufman: Yeah, we can we can do that, that will have to be discussed with the conservation board and the planning board that fee and Lou is supposed to be the avenue of last resort and that very well may be where we end up but

629

01:04:20.010 --> 01:04:27.660

JonathanKraut: And by the way, I don't say it lightly. I understand that. And certainly if we had an onsite location or or an applicant own site.

630

01:04:27.900 --> 01:04:38.310

JonathanKraut: We would I just felt that Mike. My experience with representing even the middle school and the things is the municipality might be better served to actually be able to have it all works in charge of maintaining that area.

631

01:04:38.580 --> 01:04:41.160

Adam Kaufman: Okay, so yeah, we'll discuss that.

632

01:04:43.920 --> 01:04:51.600

Christopher Carthy: Adam I like to go back to your comment please can you just re clarify, please, what the town boards concern was about

633

01:04:51.600 --> 01:04:52.800

Adam Kaufman: Yeah, I'll read it.

634

01:04:53.190 --> 01:05:02.070

Adam Kaufman: Just bear with me with regard to this. I'm quoting from the communication we received from the town board with regard to the proposed site plan town board members requested.

635

01:05:02.430 --> 01:05:16.170

Adam Kaufman: That the planning board. Consider the following colon positioning of the building and whether the front of the convenience store facing camp place or mainstream the proposed number of fuel base.

636

01:05:16.230 --> 01:05:22.050

Adam Kaufman: Which the applicant reduced from three to two. At this point, the board was looking the town board was looking at three

637

01:05:23.250 --> 01:05:30.180

Adam Kaufman: And that the exterior design of the building is complimentary to existing town architecture. Those were the comments.

638

01:05:30.300 --> 01:05:33.270

Christopher Carthy: To the town board. See this plan yet.

639

01:05:33.720 --> 01:05:36.810

Adam Kaufman: No, they saw the iteration, previous to this.

640

01:05:36.810 --> 01:05:43.170

Christopher Carthy: Right, okay. Okay, good. So certainly, the reduction from three to two is a significant improvement.

641

01:05:43.380 --> 01:05:43.860

Adam Kaufman: Correct.

642

01:05:44.040 --> 01:05:45.240

Adam Kaufman: A lot. Yes.

643

01:05:46.590 --> 01:05:50.580

Christopher Carthy: The, the building is on the line. Correct.

644

01:05:50.910 --> 01:05:51.420

Yes.

645

01:05:52.530 --> 01:06:07.320

Christopher Carthy: Does that present. First of all, is it and I guess this question. We're rolling does that present any need for an easement from the neighbor in terms of construction. Is it possible to build on the line without invading the neighbor's property.

646

01:06:08.010 --> 01:06:09.510

Adam Kaufman: Well, the hand demonstrate that

647

01:06:09.660 --> 01:06:18.210

Roland Baroni: I don't know if that's possible or not. But if it's not possible, then they'd have to secure at least a temporary construction easement.

648

01:06:20.520 --> 01:06:27.300

Christopher Carthy: And are they, do they plan on showing that it is possible or do they plan on procuring it's every construction.

649

01:06:27.720 --> 01:06:33.660

Roland Baroni: I don't know, maybe it's a prefabricated fence and is easily installed. I don't know. Yeah.

650

01:06:35.070 --> 01:06:47.280

JonathanKraut: So I would agree with Rowan's comment and I'm rather than answer it on the fly. I've made a note of it and we will answer that specific comment when we replied, everything else we will make sure that there's a way to do it.

651

01:06:47.730 --> 01:06:48.090

Christopher Carthy: Okay.

652

01:06:48.300 --> 01:06:49.410

I didn't see Motown

653

01:06:52.470 --> 01:06:52.950

Christopher Carthy: Then

654

01:06:54.660 --> 01:06:59.880

Christopher Carthy: When the town board asked about the proximity of the building to Kent versus mainstream

655

01:07:01.020 --> 01:07:02.400

Christopher Carthy: Has the applicant.

656

01:07:02.670 --> 01:07:03.750

Adam Kaufman: shown us and, you know,

657

01:07:03.960 --> 01:07:06.960

Adam Kaufman: They're talking about the front of the building facing Kent.

658

01:07:07.260 --> 01:07:13.290

Christopher Carthy: Right versus versus the front of the building facing Main Street. That's what they're right. Right.

659

01:07:14.340 --> 01:07:20.130

Christopher Carthy: Is it possible to see an alternate plan where this building would face mainstream

660

01:07:29.670 --> 01:07:40.440

Larry Ruisi: The other question related to that is, is it possible to see an architectural elevation of the side of the building that's facing Main Street that looks like.

661

01:07:40.560 --> 01:07:41.130

Adam Kaufman: Yeah, we have.

662

01:07:48.420 --> 01:07:52.590

Larry Ruisi: The top one looks like it's the other side. Yes.

663

01:07:53.640 --> 01:07:54.030

Larry Ruisi: Okay.

664

01:07:54.510 --> 01:07:54.960

Hani Sadallah: The top

665

01:07:55.620 --> 01:07:57.750

Larry Ruisi: So you've tried to design a fight against

666

01:07:58.440 --> 01:08:03.510

Larry Ruisi: you designed the curtain wall there it's similar to what of the front of a building would look like.

667

01:08:08.610 --> 01:08:10.950

Leo Napior: Yes, it's more dressed up than it was previously.

668

01:08:11.010 --> 01:08:13.320

Larry Ruisi: Right. Right. Okay. Thank you.

669

01:08:17.640 --> 01:08:22.770

Christopher Carthy: Obviously, it's an attractive attractive looking architecture.

670

01:08:23.790 --> 01:08:31.350

Christopher Carthy: But is there any plans and show us an alternate plan where the building would be facing mainstream

671

01:08:32.280 --> 01:08:37.680

Leo Napior: I believe our team had looked at that previously and due to the property configuration.

672

01:08:39.660 --> 01:08:46.260

Leo Napior: And Rob, you could correct me if I'm wrong, but trying to get everything to fit on site. It did not work quite as well.

673

01:08:46.710 --> 01:08:47.550

Rob B: In addition,

674

01:08:47.940 --> 01:08:58.650

Leo Napior: The banks are already over here and we're recently replaced so that would potentially move in the building into this area could impact the the existing underground storage tanks require further

675

01:08:58.650 --> 01:09:04.200

Adam Kaufman: avoided the main issue is the rear yard setback right so

676

01:09:05.610 --> 01:09:13.590

Adam Kaufman: There isn't much room, unless you pushed the building towards the rear yard setback for to all fit and work and flow.

677

01:09:14.040 --> 01:09:22.110

Adam Kaufman: You know, if the Africans were to get a variance or the rear yard setback, then yes, probably you could get a building in there and make it work.

678

01:09:23.190 --> 01:09:25.740

Adam Kaufman: Without a variance, it would be difficult.

679

01:09:26.340 --> 01:09:34.500

Christopher Carthy: But does the job in the property line, make it difficult to. I mean, no matter what you do, doesn't that job really disturb the flow of the building.

680

01:09:34.860 --> 01:09:50.040

Rob B: We would, we would need if we rotated the building on not only would we need a real yard setback, we probably need 10 foot setback probably on can places and and will probably release in parking. It might also

681

01:09:51.300 --> 01:10:08.910

Rob B: Impact the location and the variance might be needed for the pumps to so the based on this configuration of the site or the the layout. This is probably the best bet. Um, you know, for traffic flow for use and minimal impact or minimal variances, I should say.

682

01:10:10.470 --> 01:10:10.830

Christopher Carthy: I guess.

683

01:10:10.860 --> 01:10:12.720

Roland Baroni: Are there any variances required

684

01:10:13.650 --> 01:10:26.190

JonathanKraut: Presently we don't anticipate any know. And obviously we're going through final code review questions with the building inspector, but we think we have a fully compliant plan here and some of the changes were were done for that purpose.

685

01:10:29.760 --> 01:10:41.220

Christopher Carthy: I guess what I'm trying to do here. Now for just a minute or two, and a couple minutes is to back the concerns from the town board. So if the town board. The town board expressed an interest in

686

01:10:41.970 --> 01:10:58.410

Christopher Carthy: In front of the building facing mainstream the what's stopping that from happening in a constructive way in a positive way is one you think you would need some variances. To do that, you know, you know, there's a litany of reasons I'm trying to establish with those reasons are.

687

01:11:00.690 --> 01:11:09.540

Leo Napior: Taught to respect your card. The also the town board saw the prior rendition, which had both the rear facade and the side facade. It's kind of blank walls.

688

01:11:09.780 --> 01:11:12.390

Leo Napior: Yes, understandably, that could have caused some concern.

689

01:11:12.390 --> 01:11:12.870

Leo Napior: On there and

690

01:11:13.110 --> 01:11:17.310

Christopher Carthy: I understand that, too. I agree with that. But again, just for the sake of

691

01:11:18.360 --> 01:11:28.260

Christopher Carthy: Clarity, it just, it would be beneficial if you could just review to the board what when you were thinking about putting the building against

692

01:11:30.510 --> 01:11:36.060

Christopher Carthy: Against this that outline so that the front face means three what the, what the obstacles more to it.

693

01:11:36.750 --> 01:11:43.110

JonathanKraut: So I do duly noted. Mr. Chairman, we will in our responses to your consultants comments.

694

01:11:43.410 --> 01:11:45.000

JonathanKraut: Will add a section.

695

01:11:46.020 --> 01:11:57.090

JonathanKraut: Essentially answering the question, generically. What, what would it mean for the site if we tried to face it to Main Street what variances. We think we would need and what problems. It would or wouldn't

696

01:11:57.990 --> 01:12:05.730

JonathanKraut: Result in and then at least you'll have that either as a positive or negative for for understanding our president proposal.

697

01:12:06.120 --> 01:12:06.660

Christopher Carthy: Thank you.

698

01:12:07.050 --> 01:12:07.320

Okay.

699

01:12:10.650 --> 01:12:16.290

Adam Kaufman: Generally speaking, the comments that were included in my memo, and the engineers memo.

700

01:12:17.940 --> 01:12:21.810

Adam Kaufman: You're going to address you feel you can address, no nothing, we need to discuss with the board.

701

01:12:23.910 --> 01:12:29.490

JonathanKraut: We've done at least at the high level, the team has reviewed them and we think we have answers to all of them.

702

01:12:29.640 --> 01:12:36.150

JonathanKraut: Okay, I don't want to do one on the fly. I want to give you a concise responses. So yeah, I think. I don't think we need to discuss any of them. I think we understand

703

01:12:36.570 --> 01:12:37.680

Adam Kaufman: Yeah. All right.

704

01:12:39.270 --> 01:12:40.560

Adam Kaufman: Mom, another point.

705

01:12:40.650 --> 01:12:43.530

Adam Kaufman: That you might want to consider is

706

01:12:44.580 --> 01:12:52.170

Adam Kaufman: If you're going to go to the conservation board and pursue that avenue. You might also want to start talking to the architectural review board to

707

01:12:52.650 --> 01:12:56.790

JonathanKraut: That's a great idea. We take that suggestion, and we would like to do that as well.

708

01:13:02.250 --> 01:13:06.900

Leo Napior: So Adam, do we just send in a request or is there a separate application that we have to file or how does that work.

709

01:13:06.900 --> 01:13:10.140

Adam Kaufman: Yeah, you'll need to file an application with the Arabic. Yes. Okay.

710

01:13:10.350 --> 01:13:13.620

JonathanKraut: So, well, I'll have my office coordinate that offline.

711

01:13:16.860 --> 01:13:19.860

Leo Napior: And the planning need to refers to conservation or do

712

01:13:19.890 --> 01:13:25.260

Adam Kaufman: Know, you know, I'll communicate with them tomorrow to be expecting you do too.

713

01:13:25.470 --> 01:13:38.160

JonathanKraut: Okay, so we have the comments that you raised and we're going to look keep our eyes open for Michael on taste comments and then we're going to give you a and on the bus response to all of them with details.

714

01:13:39.030 --> 01:13:47.190

Christopher Carthy: And one more thing. If it were possible, is it possible or how could we pursue from the the rear of the building. If we wanted to install

715

01:13:47.970 --> 01:13:53.730

Christopher Carthy: Since the building has been built on the property line which I understand why they need to do that.

716

01:13:54.360 --> 01:14:10.620

Christopher Carthy: But it wouldn't be attractive, but they could install some planting along the front. I mean, the along the back of the building, which kind of looks a little bit like a front of the building as they're intending to do if they had some foundation planting, for example, along that building.

717

01:14:10.920 --> 01:14:14.490

Christopher Carthy: And I've been saying now that foundation plan would be on the neighbor's property.

718

01:14:15.840 --> 01:14:22.830

Christopher Carthy: It possible for them to get permission from the neighbors to put foundation planting on that building.

719

01:14:22.920 --> 01:14:24.060

Adam Kaufman: It's possible. Sure.

720

01:14:24.750 --> 01:14:26.490

Christopher Carthy: What's involved in doing that rolling

721

01:14:28.230 --> 01:14:29.280

Roland Baroni: An easement.

722

01:14:30.360 --> 01:14:30.840

Roland Baroni: Right and

723

01:14:31.260 --> 01:14:37.410

Adam Kaufman: I guess you would want that between the fence and the building right there's already a fence there.

724

01:14:38.670 --> 01:14:41.460

Leo Napior: You just got to raise that point. That's something we need to look into as to who's

725

01:14:41.460 --> 01:14:42.240

Leo Napior: Fence. This is

726

01:14:42.270 --> 01:14:42.750

Adam Kaufman: Yeah.

727

01:14:42.810 --> 01:14:43.860

Leo Napior: Yes, it is a six.

728

01:14:43.860 --> 01:14:52.230

Leo Napior: foot fence back here, which is going to kind of block. If it's not our fence to take up or take down, it's going to screen the back edge of our building anyway.

729

01:14:52.620 --> 01:14:53.880

Christopher Carthy: Can we go back to the

730

01:14:57.690 --> 01:14:59.760

Christopher Carthy: The rendition, for a moment, please.

731

01:15:00.510 --> 01:15:03.030

JonathanKraut: So which out which elevation. Do you want to look at

732

01:15:03.090 --> 01:15:05.070

Christopher Carthy: Well, I want to look at the back elevation

733

01:15:07.260 --> 01:15:17.820

Christopher Carthy: So if I understand this correctly, this back of this building is you're saying here could possibly be impinged upon by a fence literally running in front of it.

734

01:15:18.540 --> 01:15:24.420

JonathanKraut: There's an existing fans, which we just go for a second. Back to the site plan that runs

735

01:15:26.070 --> 01:15:28.680

Adam Kaufman: Yeah, I'll share the view I have it here so

736

01:15:29.970 --> 01:15:32.100

Adam Kaufman: Let me stop you.

737

01:15:33.330 --> 01:15:34.860

Adam Kaufman: I'll share my screen.

738

01:15:38.100 --> 01:15:39.120

Adam Kaufman: That's the fence.

739

01:15:41.010 --> 01:15:46.650

JonathanKraut: Right. So, so what I would say. Mr. Chairman, is it doesn't screen it entirely.

740

01:15:47.160 --> 01:15:55.380

JonathanKraut: If you take a look at the rear elevation that that our team has designed. I think you have to visualize it looking as Adams.

741

01:15:55.650 --> 01:16:07.080

JonathanKraut: Put the fence. They're looking above the six foot height, you'll see still see part and I think you'll see a very good looking part of it. But I also think that it eliminates really the need for foundation plant things

742

01:16:07.680 --> 01:16:08.490

JonathanKraut: As that fence.

743

01:16:08.910 --> 01:16:14.640

Christopher Carthy: Fence is a horrible contribution to this point. No question about it. I don't know how

744

01:16:15.150 --> 01:16:24.390

Christopher Carthy: How well she would. There's no other way to put pick on that put lipstick on the pig. If you've got a fence running in the front. I'm using front and quotes. Okay.

745

01:16:24.690 --> 01:16:37.590

Christopher Carthy: I mean, I know it's the back of the building. We've got a you've got a fence running along that building and you're trying to the whole point of building it the way you're building it is to make it attractive as you're running along 128

746

01:16:38.010 --> 01:16:39.780

Christopher Carthy: That's really undermine that

747

01:16:39.810 --> 01:16:49.200

Adam Kaufman: We really might want to get that fence removed and have the applicant, even if it's on the neighboring property, put some landscaping.

748

01:16:49.440 --> 01:16:50.970

Christopher Carthy: Yeah, I think that would be

749

01:16:52.950 --> 01:16:53.370

Christopher Carthy: Boring.

750

01:16:53.430 --> 01:17:02.010

JonathanKraut: I understand the concept and clearly looking at that Google Earth view, it would be impossible to dispute the impact on the static

751

01:17:02.790 --> 01:17:11.940

JonathanKraut: But as my colleague, we'll pointed out, we don't we don't think we own it. But if the request is for us to approach the border.

752

01:17:12.330 --> 01:17:21.630

JonathanKraut: And make the request. We can certainly do that. And you know, I can report back that they've told us that they'd love to hear more, or they've told us to please go away.

753

01:17:22.680 --> 01:17:25.080

Christopher Carthy: Right. Yeah, I would say.

754

01:17:26.490 --> 01:17:27.990

Christopher Carthy: I would say even

755

01:17:28.020 --> 01:17:29.550

Use all your persuasion.

756

01:17:30.660 --> 01:17:33.960

JonathanKraut: Some people say a persuasive. Some say I'm not will try

757

01:17:37.020 --> 01:17:41.970

Roland Baroni: Is that fence part of a Moray or is that fence part of the office building. Yeah.

758

01:17:42.030 --> 01:17:43.950

Adam Kaufman: I think it's inter wire rolling

759

01:17:44.160 --> 01:17:44.790

Roland Baroni: Into wire.

760

01:17:45.000 --> 01:17:45.690

Adam Kaufman: I think so.

761

01:17:47.250 --> 01:17:49.950

Adam Kaufman: That's my guess it's you know it's that property.

762

01:17:51.840 --> 01:17:52.110

Roland Baroni: Yep.

763

01:17:52.650 --> 01:17:52.950

Yeah.

764

01:17:57.090 --> 01:18:00.840

JonathanKraut: Attempt to reach out and will report back to you on what what the result is.

765

01:18:02.220 --> 01:18:05.640

Christopher Carthy: They're very good neighbors. So I would, you know, reach out to them. Yes.

766

01:18:06.270 --> 01:18:07.950

JonathanKraut: We absolutely will.

767

01:18:11.070 --> 01:18:14.340

pollackmv: Other was no parking consideration, where we should discuss

768

01:18:15.990 --> 01:18:21.540

Adam Kaufman: Let me stop sharing from suck here and get back to my memos here.

769

01:18:24.120 --> 01:18:35.670

Adam Kaufman: Well, Mike. I did have a comment about the additional the vacuums and the air pump and if it should be in the parking stall or potentially somewhere else on the property.

770

01:18:37.680 --> 01:18:39.540

Adam Kaufman: You know, some some food for thought there.

771

01:18:41.190 --> 01:18:49.560

pollackmv: You also mentioned utilizing the fourth spaces are joining the pumps to satisfy the 11 space parking

772

01:18:50.370 --> 01:18:52.770

Adam Kaufman: Lot. That's a policy decision the board's going to

773

01:18:52.770 --> 01:19:07.650

Adam Kaufman: Need to to look to decide on the African is counting the spaces at the pumps as off street parking um I don't object to that, but that's that's something the board's going to have to discuss and decide

774

01:19:09.720 --> 01:19:12.510

pollackmv: Though discussion for this meeting or service agreement.

775

01:19:12.720 --> 01:19:14.250

Adam Kaufman: You know, we can have that discussion now.

776

01:19:20.040 --> 01:19:24.930

Christopher Carthy: So Adam, the way I understand that it's an order for them to satisfy their office three parking requirements.

777

01:19:25.890 --> 01:19:39.930

Christopher Carthy: The end they're counting the spaces that are in front of the pump that facilitates their off street parking count without needing a variance to reduce the number of wall street parking require

778

01:19:40.530 --> 01:19:47.100

Adam Kaufman: That's right. And if you look at a lot of behavior on gas nations with convenience stores. It's

779

01:19:47.370 --> 01:19:47.970

Frank Filiciotto, PE, Creighton Manning: Not

780

01:19:48.690 --> 01:19:53.070

Adam Kaufman: It's typical. Someone would be at the pump filling up and then go into the convenience store.

781

01:19:53.070 --> 01:19:55.740

Adam Kaufman: So, you know, I don't really

782

01:19:57.000 --> 01:20:00.570

Adam Kaufman: I don't have a strong reason to object.

783

01:20:00.630 --> 01:20:02.340

Adam Kaufman: To how they're proposing to do that.

784

01:20:03.510 --> 01:20:08.970

pollackmv: Oh we acquired elsewhere in town and logo several gas station down

785

01:20:09.390 --> 01:20:19.140

Adam Kaufman: Yeah, certainly within the last 15 years or so, or maybe even more. We haven't approved a parking plan at a gas station. It hasn't

786

01:20:20.370 --> 01:20:20.910

Come up.

787

01:20:24.270 --> 01:20:24.630

pollackmv: And

788

01:20:25.980 --> 01:20:29.160

pollackmv: The methodology that other municipalities.

789

01:20:29.550 --> 01:20:34.320

Adam Kaufman: I've seen it both ways. Some codes allow it on our explicit, some don't.

790

01:20:36.300 --> 01:20:36.690

pollackmv: Code.

791

01:20:37.890 --> 01:20:40.200

Adam Kaufman: Our code doesn't. Yeah. It doesn't say one way or the other.

792

01:20:44.910 --> 01:20:59.220

Christopher Carthy: I mean, the reality is, where if we accept it that way. We're sparing the CVA from having to make a decision or keeping the lot complying by establishing IT THAT WAY. YOU KNOW IF IT'S IF THE BOARD things that's reasonable.

793

01:21:10.140 --> 01:21:10.980

Christopher Carthy: Anybody else

794

01:21:15.510 --> 01:21:17.070

pollackmv: Have any experience with this.

795

01:21:19.980 --> 01:21:21.060

pollackmv: Making one

796

01:21:21.450 --> 01:21:21.720

pollackmv: Yeah.

797

01:21:21.930 --> 01:21:23.790

Adam Kaufman: I think, you know, I can pull

798

01:21:23.850 --> 01:21:24.390

Christopher Carthy: Up.

799

01:21:25.350 --> 01:21:30.360

Adam Kaufman: Some of the previous site plans for gas stations are going to be very old, see if I have them.

800

01:21:30.450 --> 01:21:30.810

And

801

01:21:32.730 --> 01:21:34.890

Adam Kaufman: Try to discern whether they were couch it or not.

802

01:21:35.970 --> 01:21:36.330

Steven's iPad: Doing the

803

01:21:36.900 --> 01:21:38.070

Leo Napior: Time and briefly.

804

01:21:39.960 --> 01:21:40.500

Leo Napior: Find it

805

01:21:40.590 --> 01:21:49.290

Leo Napior: Unlike service stations and gas stations with community was the parking is Tiffany very short term. So there's a lot of turnover, but very rarely or is a parking lot, full of

806

01:21:49.890 --> 01:21:52.740

Leo Napior: Customers all at one time so that that kind of further both

807

01:21:53.820 --> 01:21:56.160

Leo Napior: Argument for allowing Catherine the spaces at the pumps.

808

01:21:58.020 --> 01:21:58.350

Frank Filiciotto, PE, Creighton Manning: Alright.

809

01:21:59.010 --> 01:22:00.150

Frank Filiciotto, PE, Creighton Manning: If I might give them

810

01:22:00.240 --> 01:22:01.020

A couple of minutes.

811

01:22:05.790 --> 01:22:17.970

JonathanKraut: I would just say this anecdotally, and we represent many of the suppliers in the downstate region is most often less on the rare occasion is a quote test anything specific about it all.

812

01:22:18.810 --> 01:22:35.550

JonathanKraut: locations are counted as as few as parking spaces because it is it is so frequent that works for one pack of gum or cigarettes or coffee, they start the inside and they get with me. They come out it serve that function quite well.

813

01:22:40.650 --> 01:22:55.590

Larry Ruisi: You know, and the other thing to consider this is, you know, there's another service station across the street, which has a convenience store that has the Korean market weeks you know service food there's there's coffee shops up the road, you know, there's

814

01:22:55.650 --> 01:23:06.000

Larry Ruisi: There's a lot of other places right in that area where people can jump out in a coffee and get and get sundry so it's it's not like everyone's going to be

815

01:23:07.260 --> 01:23:09.120

Larry Ruisi: the sending of upon this one side

816

01:23:11.100 --> 01:23:23.640

Larry Ruisi: And to my experience. I would agree that a lot of times when you go to one of these gas stations with a convenience store you stay you fill your tank and you go inside and get what you want, then you leave.

817

01:23:24.270 --> 01:23:24.510

Yeah.

818

01:23:25.980 --> 01:23:34.350

pollackmv: Yeah, I guess what I'm saying is that I'm wanting to make a call on it, you know, based upon my gut instinct or anecdotal.

819

01:23:35.550 --> 01:23:37.920

pollackmv: You know observations and if there's some

820

01:23:39.150 --> 01:23:42.540

pollackmv: guidance from specific guidance from other municipalities.

821

01:23:43.140 --> 01:23:44.430

pollackmv: As to how they handle it.

822

01:23:44.820 --> 01:23:46.710

pollackmv: You know, given the lack of

823

01:23:48.720 --> 01:23:55.230

pollackmv: Guidance in the code and the lack of history that we have with that it would be useful to really have some specific

824

01:23:56.670 --> 01:24:02.130

pollackmv: You know, perhaps Bali Bali other you know neighboring jurisdictions to

825

01:24:02.130 --> 01:24:02.550

pollackmv: See other

826

01:24:05.250 --> 01:24:08.580

JonathanKraut: Thing. Excuse me. Is that something that Mr Volante

827

01:24:08.880 --> 01:24:09.900

JonathanKraut: Is going to comment on

828

01:24:11.340 --> 01:24:13.560

Adam Kaufman: He won't comment on the the code.

829

01:24:13.920 --> 01:24:23.190

JonathanKraut: No, no, no. But on industries practice because obviously coming from me. I represent the applicant. I mean, I know what I know from all the sites we've done but

830

01:24:24.240 --> 01:24:29.880

JonathanKraut: I think he would, if I had a guest share the view that these are it's it's fairly common to include them.

831

01:24:30.300 --> 01:24:31.200

Adam Kaufman: Certainly can ask

832

01:24:33.450 --> 01:24:38.700

Frank Filiciotto, PE, Creighton Manning: And I might just add Frank full agenda with great reading engineering on the applicants traffic engineer.

833

01:24:40.440 --> 01:24:46.860

Frank Filiciotto, PE, Creighton Manning: A lot of what has been said has been my experiences. Well, I've worked on probably over 100 gas station convenience store.

834

01:24:47.190 --> 01:25:01.350

Frank Filiciotto, PE, Creighton Manning: Developments like this. And one of the things that I think is important for the board to consider is that a lot of the codes for gas stations reflect a different era of gas station when you had the you had the automobile service station component

835

01:25:01.830 --> 01:25:09.480

Frank Filiciotto, PE, Creighton Manning: And rarely was a customer of the fueling also a customer of the service in that very moment in time.

836

01:25:09.870 --> 01:25:28.350

Frank Filiciotto, PE, Creighton Manning: The industry they ship now, and Adam, you said it. Well, that it's very common. Now for a customer of gas to also be a customer of the convenience and that has led to this sharing of space under the canopy and there's some data industry wide that shows that upwards of about 65% our customers.

837

01:25:29.610 --> 01:25:40.470

Frank Filiciotto, PE, Creighton Manning: So that that speaks to that point of the sharing and we can certainly provide some more information on that. If and when Mr Galante weighs in on that as part of his review.

838

01:25:48.120 --> 01:25:53.580

Jim Jensen: I have a question. Just going back to the orientation and just building on the other direction before

839

01:25:54.900 --> 01:25:55.290

Jim Jensen: The

840

01:25:56.460 --> 01:26:08.040

Jim Jensen: Adam when we're when the town board relayed the at the concern about the layout of the building or the appearance on the different exposures and looking at the site, there's really, it's a tight site it

841

01:26:09.210 --> 01:26:16.230

Jim Jensen: Looks like it's laid out well. But there's no any ancillary storage areas are ancillary. I don't know if there's a concern about

842

01:26:17.220 --> 01:26:26.130

Jim Jensen: If the convenience stores gas stations tend to have racks of end up with racks of propane for sale or you know pallets of

843

01:26:26.940 --> 01:26:37.740

Jim Jensen: Of, you know, of outdoor things being sold seasonally, whether it's anti freeze or, you know, or beverages, or things outside. Is that permitted on the site as it needs to be factored into

844

01:26:38.040 --> 01:26:50.370

Adam Kaufman: How that would appear to be factored in to the site plan any outdoors storage and display requires a special permit and it wouldn't need to be on the site one

845

01:26:52.530 --> 01:26:57.600

Jim Jensen: That's so that would appeal to the apple kind of contemplating that they would have to be putting that on there now.

846

01:26:58.410 --> 01:27:03.120

Leo Napior: We are currently showing a nice and appropriate exchange in the back corner Bible right

847

01:27:07.830 --> 01:27:14.940

Christopher Carthy: When you guys mentioned something about the vacuum, you have a vacuum for car back to me. You know, people can pull it back in their cars.

848

01:27:15.480 --> 01:27:30.150

Christopher Carthy: And I think as I recall from looking at the plan that back in right now is on the side yard setback or within the side yard setback and I we call out and making a comment that he thought that you'd be somewhere closer to the fueling

849

01:27:31.530 --> 01:27:39.600

Christopher Carthy: Stations, but I was when I read Adams comment. I don't remember. Now it's the details of where the vacuum is, but I was concerned that

850

01:27:40.770 --> 01:27:48.300

Christopher Carthy: The vacuum being anywhere near the fueling would in fact impede upon the flow of traffic through the fueling stations.

851

01:27:49.290 --> 01:27:53.940

Leo Napior: So we would agree in in it would be a typical my experience to see

852

01:27:53.970 --> 01:27:55.980

Leo Napior: A vacuum and air pump.

853

01:27:56.040 --> 01:28:00.960

Leo Napior: Underneath the canopy. I don't know if that would even be permitted by code state code.

854

01:28:03.780 --> 01:28:08.190

Leo Napior: Today I don't just to chime in. I don't believe vacuums are permitted

855

01:28:08.580 --> 01:28:17.010

JonathanKraut: In the fueling area within a certain area because of the, the, the potential for sparks within the vacuum motors.

856

01:28:18.210 --> 01:28:21.240

JonathanKraut: Airlines. Typically, you know, are

857

01:28:22.260 --> 01:28:31.590

JonathanKraut: Not run to those locations, because obviously that you could have a conflict between someone who needed air to just pull in versus someone who's fueling

858

01:28:32.040 --> 01:28:43.440

JonathanKraut: And, you know, in terms of the industry, looking at the time anybody who's put a handful of quarters into a vacuum knows you gotta really finite period of time to vacuum your car and then you're out of that spot.

859

01:28:44.790 --> 01:28:49.470

Adam Kaufman: Yeah, I think that's, those are fair points. I don't know if under the canopy is the best

860

01:28:49.470 --> 01:28:50.130

Adam Kaufman: Solution.

861

01:28:50.370 --> 01:28:58.020

Adam Kaufman: But where they are now is not great either. You know, they're in the parking spaces there right on the property line next to a restaurant that

862

01:28:58.290 --> 01:29:04.140

Adam Kaufman: A lot of outdoor has a lot of outdoor space. I just, I don't know.

863

01:29:04.350 --> 01:29:09.180

Christopher Carthy: What am I think that's a fair point. Can you show me where the bathrooms are on the lot now with

864

01:29:09.540 --> 01:29:11.070

Leo Napior: My screen sharing for you all.

865

01:29:11.280 --> 01:29:12.720

Adam Kaufman: Yeah, yeah, we could see it.

866

01:29:12.930 --> 01:29:16.710

Leo Napior: Just vacuum is right here. And then the air is right here.

867

01:29:17.070 --> 01:29:17.430

Christopher Carthy: Yeah.

868

01:29:17.460 --> 01:29:19.200

Adam Kaufman: So that's almost out their front door.

869

01:29:20.370 --> 01:29:28.110

Christopher Carthy: I can see that. But they don't need to have, well, but I think is the state law require you to have an

870

01:29:28.290 --> 01:29:28.890

JonathanKraut: Yes.

871

01:29:29.040 --> 01:29:32.130

Christopher Carthy: It does, right, all that it used to be that

872

01:29:33.900 --> 01:29:38.550

Christopher Carthy: The gas station has the right to charge and not charge, but they had to supply

873

01:29:39.000 --> 01:29:42.000

JonathanKraut: Quite you're required to have air to gas station. That's correct.

874

01:29:42.390 --> 01:29:47.130

Christopher Carthy: I remember, I remember that article in the New York Times like 20 years ago, whenever that came out.

875

01:29:47.400 --> 01:29:48.120

Yeah, stable.

876

01:29:50.250 --> 01:30:02.550

Christopher Carthy: Okay, so you have to have air somewhere on the lot, but certainly an air is much quieter than a vacuum, because the compressor is located somewhere else on the property. Correct.

877

01:30:03.210 --> 01:30:10.080

JonathanKraut: Sometimes they are sometimes they're not. But under every circumstance air gas station much quieter than backend.

878

01:30:10.650 --> 01:30:11.070

Right.

879

01:30:12.090 --> 01:30:15.150

Adam Kaufman: Maybe that's the solution. Just forget the vacuum.

880

01:30:15.270 --> 01:30:15.570

Right.

881

01:30:16.770 --> 01:30:19.080

Christopher Carthy: Where are you putting the compressor for this air.

882

01:30:20.490 --> 01:30:27.330

JonathanKraut: I you know I would have to speak to the client about the spec because we use different machines, some

883

01:30:28.050 --> 01:30:39.720

JonathanKraut: A lot of them are surface machines, but they're really the ones that pump on the surface are really not that noisy, you mean you're used to using them you sometimes hear a little bell every one pound of pressure catching catching you know they're not that loud.

884

01:30:40.050 --> 01:30:52.560

Christopher Carthy: I mean, it is a concern only because of the proximity to the front door of a restaurant. That's why I'm bringing you know, bringing it up and then as far as vacuum is concerned.

885

01:30:53.100 --> 01:31:07.530

Christopher Carthy: I think you should we think that because or rethink it on its location somewhere else. Maybe the rear corner. I don't know. We can do it. But think about it because certainly putting a vacuum where somebody walking in the

886

01:31:07.830 --> 01:31:14.040

Christopher Carthy: To go door of a Moray could be offensive to the restaurant. I could see how they could have a problem with that.

887

01:31:14.640 --> 01:31:21.810

JonathanKraut: duly noted. We're going to take a look at both of those again. Obviously we did try and look at them, but we'll, we'll take a second go round at

888

01:31:21.930 --> 01:31:23.880

Christopher Carthy: Night. Thank you. Thank you.

889

01:31:29.220 --> 01:31:31.260

Christopher Carthy: I have nothing else at this point.

890

01:31:31.890 --> 01:31:38.040

JonathanKraut: So I think we know our marching orders. We're going to one. Look out for lattes comments to

891

01:31:38.850 --> 01:31:42.060

Andy B: I just want to pipe up a dandy block to the conservation board.

892

01:31:42.330 --> 01:31:42.780

JonathanKraut: Oh, sure.

893

01:31:43.500 --> 01:31:54.000

Andy B: I know that you'll eventually be in front of us. I just want to reiterate would Adam had said that it would be terrific. If you can come in with some mitigation plans and and

894

01:31:54.690 --> 01:32:05.220

Andy B: Because the painting the payment is really a path of last resort. And so we'd like to understand what options there might be for mitigation for the two to one.

895

01:32:06.870 --> 01:32:11.070

Andy B: Me what there is but we'd like to understand what options there are

896

01:32:11.340 --> 01:32:19.290

JonathanKraut: Sure a duly noted. And we did, we are expanding the resources to really look at these issues closely, as you know, you may know

897

01:32:19.890 --> 01:32:28.260

JonathanKraut: Better avenues are wetteland consultant is on this call as well, she's part of the team. And even though you know it's largely a, you know, developed

898

01:32:28.590 --> 01:32:33.840

JonathanKraut: Fully developed site that doesn't have room for mitigation, we did understand that that will be a concern and

899

01:32:34.470 --> 01:32:39.900

JonathanKraut: We'll, we'll chat with Beth, I think we do have some very logical reasons where if you've been I was sitting

900

01:32:40.770 --> 01:32:49.740

JonathanKraut: In the seat of a town board member that i would i would willingly receive the payment in lieu because in this circumstance are planting opportunities really

901

01:32:50.100 --> 01:32:57.150

JonathanKraut: Are a municipal property, but we will be prepared to address those issues with you directly at your meeting and thank you for sharing the comment.

902

01:32:58.590 --> 01:32:58.920

Andy B: Thank you.

903

01:33:03.600 --> 01:33:05.670

Christopher Carthy: Alright, thank you for coming to see me.

904

01:33:06.030 --> 01:33:13.950

JonathanKraut: Okay, so I just, I just want to recap real quick. We're going to get your responses to your professional memorandums we're also going to address the comments that

905

01:33:14.490 --> 01:33:30.660

JonathanKraut: The board and your professional staff raised tonight. And then we're going to also simultaneously proceed to the IRB, as well as conservation and we'll keep a watchful eye on the town board proceedings regarding the local law. That makes sense.

906

01:33:30.810 --> 01:33:31.320

Adam Kaufman: Yes.

907

01:33:31.680 --> 01:33:34.080

JonathanKraut: Thank you. Fantastic. Thank you very much.

908

01:33:34.260 --> 01:33:34.620

Okay.

909

01:33:36.360 --> 01:33:37.710

Frank Filiciotto, PE, Creighton Manning: Thank you very much. Good evening.

910

01:33:44.610 --> 01:33:51.480

Christopher Carthy: Ok. The next item before us is 25 or to drive a lot line change.

911

01:34:17.400 --> 01:34:18.180

Adam Kaufman: Are you there.

912

01:34:39.480 --> 01:34:40.140

Adam Kaufman: Ralph

913

01:34:41.700 --> 01:34:42.600

Adam Kaufman: You can hear us. Right.

914

01:35:03.720 --> 01:35:05.610

Adam Kaufman: Deborah, you're gonna do this or

915

01:35:23.160 --> 01:35:23.910

Adam Kaufman: Guys ready

916

01:35:26.760 --> 01:35:27.420

Debra Santucci: We are

917

01:35:27.870 --> 01:35:28.440

Okay.

918

01:35:29.790 --> 01:35:30.570

Debra Santucci: I didn't know where

919

01:35:30.870 --> 01:35:39.420

Adam Kaufman: I'm not sure why Ralph is on here and it shows that he can his microphones on so I'm not sure what happened to him.

920

01:35:39.960 --> 01:35:40.650

Ralph Mastromonaco: I'm right here.

921

01:35:40.980 --> 01:35:42.150

Adam Kaufman: Oh, great. There you are.

922

01:35:44.400 --> 01:35:46.830

Ralph Mastromonaco: I was actually on a different call different meeting.

923

01:35:47.580 --> 01:35:49.620

Adam Kaufman: Oh, you're doing to tonight.

924

01:35:50.190 --> 01:35:51.240

Ralph Mastromonaco: Yeah, I guess so, yeah.

925

01:35:53.220 --> 01:35:55.350

Adam Kaufman: All right, Ralph. If you want to start

926

01:35:56.610 --> 01:35:58.170

Ralph Mastromonaco: Okay, um, you

927

01:35:58.200 --> 01:36:01.140

Adam Kaufman: Do have the plans you want me to put them up or do you want to share them.

928

01:36:02.070 --> 01:36:04.710

Ralph Mastromonaco: Well, I don't know how to do that. But if you can put them up. That'd be

929

01:36:17.550 --> 01:36:22.050

Ralph Mastromonaco: Okay. Essentially, this is trying to correct a

930

01:36:24.330 --> 01:36:36.390

Ralph Mastromonaco: an oddity in the shapes of the two locks, years ago, an easement was granted between the Annandale street lot and the orchard. Dr. Lot of and

931

01:36:39.690 --> 01:36:45.750

Ralph Mastromonaco: That easement on night easement. The Annandale owner built a little patio.

932

01:36:46.830 --> 01:36:59.130

Ralph Mastromonaco: So, Mr Sam Tucci now owns a lot and he would like to get rid of that essentially cloud on the title and the way to do that is to get rid of the easement and

933

01:36:59.850 --> 01:37:08.400

Ralph Mastromonaco: Bring the property line over so it is now no longer an easement. But part of the part of the property on Allendale Street and the deal Street.

934

01:37:11.790 --> 01:37:15.180

Ralph Mastromonaco: There's no new lots formed. I read the comments from your

935

01:37:16.200 --> 01:37:24.960

Ralph Mastromonaco: Your people your staff. Some of them are checked their generally plan comments edition of addresses, things like that.

936

01:37:25.590 --> 01:37:34.260

Ralph Mastromonaco: We have no problem. We also have no problem, removing the shed that was built across the property line on the Annandale street lot

937

01:37:35.250 --> 01:37:49.830

Ralph Mastromonaco: That's no problem. And as you'll notice on the plan also the patio had been built when it was an easement right up to these line and we are moving that back five feet from the property line to conform to zoning.

938

01:37:51.030 --> 01:38:00.960

Ralph Mastromonaco: Other than that, hoping that this is a relatively simple matter. And I know that it's a little bit over the threshold and you must hold the public hearing

939

01:38:02.430 --> 01:38:06.480

Ralph Mastromonaco: If I don't, I guess you can't waive that, of course, we'd like to ask for that, but

940

01:38:07.770 --> 01:38:18.030

Ralph Mastromonaco: If you have to hold the public hearing, we would request that given the generally simple matter here that you have scheduled a public hearing for us.

941

01:38:19.080 --> 01:38:21.360

Ralph Mastromonaco: At the next convenient meeting.

942

01:38:23.400 --> 01:38:28.140

Adam Kaufman: Now, Rafi did an excellent job and I agree with everything he said so.

943

01:38:29.190 --> 01:38:29.880

Adam Kaufman: So there you go.

944

01:38:30.030 --> 01:38:30.900

Ralph Mastromonaco: Well, that'd be the first

945

01:38:40.260 --> 01:38:42.120

Adam Kaufman: Does the Board have any concerns with this.

946

01:38:42.720 --> 01:38:51.630

Christopher Carthy: I just confused as to can you show me what the the existing lot line is the the odd Lot Line record.

947

01:38:52.950 --> 01:38:53.190

Christopher Carthy: It's

948

01:38:53.760 --> 01:38:56.250

Ralph Mastromonaco: The existing line. It's actually straight across.

949

01:38:59.730 --> 01:39:01.440

Adam Kaufman: Trying to zoom and hold on. Sorry.

950

01:39:02.820 --> 01:39:05.130

Christopher Carthy: Oh. Oh, OK. That's it.

951

01:39:05.370 --> 01:39:07.290

Adam Kaufman: Yes, this is the line now.

952

01:39:07.350 --> 01:39:12.420

Christopher Carthy: That is so weird and you're a and you have an easement.

953

01:39:12.600 --> 01:39:18.210

Ralph Mastromonaco: Is that, yes, there's an easement it that that represented easement in the back in the backyard of

954

01:39:18.240 --> 01:39:21.180

Ralph Mastromonaco: Our lives on on Archer dry.

955

01:39:21.330 --> 01:39:25.020

Christopher Carthy: Ice. And so now that will become the new lot line.

956

01:39:25.200 --> 01:39:26.340

Adam Kaufman: Yes, the dark line.

957

01:39:27.300 --> 01:39:32.130

Christopher Carthy: Line right and then you're going to invent the patio five feet to respect the rear yard set that

958

01:39:33.240 --> 01:39:38.880

Adam Kaufman: Right, the minimum distance between this we're lot line and the patio will be five feet.

959

01:39:39.180 --> 01:39:39.600

Right.

960

01:39:40.680 --> 01:39:42.900

Ralph Mastromonaco: We propose we propose to, you know, we would

961

01:39:44.700 --> 01:39:48.600

Ralph Mastromonaco: We would have that done before. The Chairman is asked to sign the plaque.

962

01:39:50.730 --> 01:39:53.370

Adam Kaufman: Yeah, you can see they're coming out of this point of

963

01:39:56.460 --> 01:40:00.870

Adam Kaufman: So I don't have any concerns looks fine.

964

01:40:03.990 --> 01:40:07.230

Adam Kaufman: And I think we should schedule the hearing and approve this

965

01:40:07.800 --> 01:40:11.460

Christopher Carthy: Well, they're not going to be able to make the hearing until the 22nd. Right.

966

01:40:12.240 --> 01:40:12.600

Right.

967

01:40:13.620 --> 01:40:15.180

Christopher Carthy: Well then that's what it is.

968

01:40:20.880 --> 01:40:23.940

Christopher Carthy: Do any of the other board members have any questions or concerns.

969

01:40:26.880 --> 01:40:27.210

Jim Jensen: No.

970

01:40:28.200 --> 01:40:28.500

No.

971

01:40:30.120 --> 01:40:36.300

Adam Kaufman: All right. So then we'll schedule the hearing, and we'll have the resolution of approval available for the board at that meeting.

972

01:40:39.780 --> 01:40:41.130

Debra Santucci: Very. That sounds great.

973

01:40:41.850 --> 01:40:43.740

Ralph Mastromonaco: Okay, thank you very much.

974

01:40:44.010 --> 01:40:45.840

Debra Santucci: Very much. Thank you.

975

01:40:46.260 --> 01:40:48.000

Adam Kaufman: wait a long time for that. Sorry.

976

01:40:49.980 --> 01:40:51.000

Debra Santucci: Okay, well,

977

01:40:51.240 --> 01:40:53.520

Christopher Carthy: Hey, you can stop paying rent to your neighbor.

978

01:40:55.170 --> 01:40:56.790

Debra Santucci: This, this was all brought on

979

01:40:58.680 --> 01:40:59.190

Debra Santucci: Carl

980

01:40:59.220 --> 01:40:59.610

Playing

981

01:41:11.250 --> 01:41:12.840

Roland Baroni: That's that's called talking

982

01:41:15.990 --> 01:41:17.040

Debra Santucci: from Indiana.

983

01:41:21.120 --> 01:41:21.660

Adam Kaufman: Okay.

984

01:41:21.990 --> 01:41:24.000

Debra Santucci: All right. Good night. Thank you. Thank you.

985

01:41:46.860 --> 01:41:48.090

Adam Kaufman: Ready for the next one.

986

01:41:48.210 --> 01:41:53.280

Christopher Carthy: Ok. The next item before is 150 Bedford road right

987

01:41:57.270 --> 01:41:58.440

Adam Kaufman: Good evening, everyone.

988

01:41:59.190 --> 01:41:59.880

John Fry: Good evening.

989

01:42:03.930 --> 01:42:06.030

Adam Kaufman: Everyone's are up john. Are you going to take the

990

01:42:06.510 --> 01:42:07.110

John Fry: Lead I will

991

01:42:07.740 --> 01:42:10.590

Adam Kaufman: Okay, are you. Hello, Paul. Good to see you.

992

01:42:12.180 --> 01:42:12.990

John Fry: All are well

993

01:42:13.380 --> 01:42:14.160

John Fry: Thanks for

994

01:42:14.760 --> 01:42:17.610

John Fry: Accommodating continuing the process via zoom

995

01:42:19.080 --> 01:42:20.310

John Fry: I'm john fry.

996

01:42:20.460 --> 01:42:26.310

John Fry: With nexus creative architecture planning and design joined with Jacqueline Tyler

997

01:42:27.660 --> 01:42:31.650

John Fry: Nexus creative architecture planning and design Vinnie render

998

01:42:32.730 --> 01:42:46.020

John Fry: Is our client and property owner, I believe Paul says it from GMC maybe in queue. I'm not there is terrific. Paul's got a haircut, since the last time I've seen

999

01:42:46.620 --> 01:42:46.980

By

1000

01:42:48.300 --> 01:42:49.140

Paul Sysak: All by myself.

1001

01:42:49.890 --> 01:42:57.330

John Fry: Yeah, so you're way ahead of me. So tonight, Tom. Isn't it is an extension of the application.

1002

01:42:59.700 --> 01:43:04.950

John Fry: That was last presented in June of 2019

1003

01:43:06.780 --> 01:43:13.350

John Fry: The use and tenants scenarios are essentially the same. I'll be the

1004

01:43:14.730 --> 01:43:17.070

John Fry: The rental tenant space is smaller.

1005

01:43:18.120 --> 01:43:19.350

John Fry: In this proposal.

1006

01:43:20.430 --> 01:43:24.090

John Fry: The side elements, including the parking recalibration

1007

01:43:25.410 --> 01:43:26.670

John Fry: Refined layouts.

1008

01:43:28.680 --> 01:43:37.740

John Fry: Have have been an extension of I believe comments and notions from the original application.

1009

01:43:40.320 --> 01:43:41.160

John Fry: The primary

1010

01:43:42.510 --> 01:43:46.380

John Fry: Design elements that we're sharing tonight.

1011

01:43:47.820 --> 01:43:59.010

John Fry: really relate to reconfiguring the building and taking a fresh look at some of the real world use components regarding circulation and

1012

01:44:01.170 --> 01:44:15.510

John Fry: utilizing an A challenge the existing I'll be at small basement footprint for mechanical and storage. So, um, should we share Adam, or would you like to share. That's

1013

01:44:15.570 --> 01:44:21.150

Adam Kaufman: It's easier for me if you do it if you can't I have them here. Yeah, okay.

1014

01:44:21.630 --> 01:44:22.740

John Fry: That's fine by us.

1015

01:44:23.010 --> 01:44:23.310

Great.

1016

01:44:26.880 --> 01:44:33.300

John Fry: So that the parcel today is a two story.

1017

01:44:35.460 --> 01:44:38.880

John Fry: Vintage structure. I believe it's from the 20s or 30s.

1018

01:44:40.170 --> 01:44:46.860

John Fry: That's the forward portion forward, I am facing Bedford road, there is a

1019

01:44:48.870 --> 01:45:00.750

John Fry: One story flat roofs concrete block extension on the rear of the structure as you know it today. There is an existing residence.

1020

01:45:02.070 --> 01:45:03.810

John Fry: To the rear of the property.

1021

01:45:05.220 --> 01:45:05.730

John Fry: That I

1022

01:45:06.960 --> 01:45:22.980

John Fry: Passed surveys has been characterized as a barn. Originally, we're not quite sure. At what point it transitioned from a barn to a residence, but based on discussions and

1023

01:45:22.980 --> 01:45:24.180

John Fry: Certainly in the comments that

1024

01:45:24.180 --> 01:45:29.370

John Fry: Adam provided. We're going to do further research into

1025

01:45:32.070 --> 01:45:38.910

John Fry: Status and and and perhaps some of the history of that property as far as we know it's it's currently a

1026

01:45:41.280 --> 01:45:44.400

John Fry: And approved single family residence.

1027

01:45:45.960 --> 01:45:48.270

John Fry: The existing parking lot has

1028

01:45:49.680 --> 01:45:58.680

John Fry: Various elements that are as Adam noted and Joe family that are non compliant but existing conditions.

1029

01:45:59.910 --> 01:46:05.940

John Fry: That we hope to adopt they're fairly obvious because of the way the building.

1030

01:46:07.680 --> 01:46:12.330

John Fry: currently exists on the site. We're not planning on or proposing to relocate the building.

1031

01:46:14.220 --> 01:46:17.910

John Fry: For the residents it it functioned.

1032

01:46:18.990 --> 01:46:24.150

John Fry: For the previous veterinarian clinic use patterns.

1033

01:46:25.440 --> 01:46:28.620

John Fry: As best as we can tell, in an adequate way.

1034

01:46:30.390 --> 01:46:30.960

John Fry: The

1035

01:46:32.400 --> 01:46:33.690

John Fry: That's it renders

1036

01:46:34.920 --> 01:46:43.560

John Fry: Proposed business on the first floor is an Edward Jones financial consulting business that tends to have

1037

01:46:44.880 --> 01:46:46.860

John Fry: In comparative terms for

1038

01:46:48.210 --> 01:46:56.070

John Fry: Traffic and use patterns, a much lower traffic and use pattern in terms of people visiting the site.

1039

01:46:58.290 --> 01:47:05.760

John Fry: The second floor is also very compact and humble the previous application.

1040

01:47:07.230 --> 01:47:13.320

John Fry: Almost a year ago, proposed a full second story edition where the flat roof.

1041

01:47:14.370 --> 01:47:16.980

John Fry: One story by him exists today.

1042

01:47:19.020 --> 01:47:23.490

John Fry: And that created parking count challenges that

1043

01:47:25.380 --> 01:47:31.680

John Fry: Were clearly going to send the the application to the zoning board but there didn't appear to be

1044

01:47:33.600 --> 01:47:44.490

John Fry: Any ability to reconcile the difference differences between what would be required and what can be provided on the site. So this application.

1045

01:47:45.960 --> 01:47:48.090

John Fry: Essentially creates a

1046

01:47:49.350 --> 01:47:51.630

John Fry: Finished attic area over that.

1047

01:47:53.580 --> 01:48:06.240

John Fry: Over that footprint to the rear. It's a half a story, it's, it's a modest notion to in providing some enhancement to a fairly compact second floor as a rental space.

1048

01:48:09.360 --> 01:48:23.340

John Fry: The primary difference between the two applications. The previous application. This proposed application is how the stair the vertical circulation is is proposed.

1049

01:48:24.210 --> 01:48:39.150

John Fry: When we began to look at what compliance stare footprints. We're going to generate or take away from the first floor existing first floor plan and then the subsequent structural modifications to a vintage structure.

1050

01:48:40.920 --> 01:48:45.690

John Fry: We began to look at ideas about how to not only create

1051

01:48:46.860 --> 01:48:51.030

John Fry: Code compliant vertical circulation vote to the second floor into the basement.

1052

01:48:52.500 --> 01:48:56.970

John Fry: But circulation that really lent itself to the use patterns.

1053

01:48:58.920 --> 01:49:21.450

John Fry: Primarily for the second floor. The previous application required visitors to the site, who would park to the rear to walk around to the front of the building and enter a door adjacent to the entry door of the Edward Jones office that didn't seem to make much sense. It certainly

1054

01:49:22.590 --> 01:49:44.160

John Fry: wasn't an attractive scenario for the use patterns of the Edward Jones office. So both of those notions led us to explore bringing second for tenants from the rear parking lot and essentially creating an identity to the rear and an adjacent circulation notion

1055

01:49:45.540 --> 01:49:47.130

John Fry: The basement stare

1056

01:49:48.450 --> 01:49:49.290

John Fry: Idea.

1057

01:49:50.790 --> 01:49:55.620

John Fry: Was merged with the notion that creating a vestibule

1058

01:49:57.150 --> 01:50:05.250

John Fry: an airlock, if you will, for visitors to the office, not only seem to make more of it or

1059

01:50:05.700 --> 01:50:07.770

John Fry: lend itself to more of a business type

1060

01:50:07.770 --> 01:50:08.610

Atmosphere.

1061

01:50:09.900 --> 01:50:12.450

John Fry: And and lending to an energy efficient.

1062

01:50:13.620 --> 01:50:15.840
John Fry: Envelope it also allowed

1063
01:50:16.890 --> 01:50:18.720
John Fry: Incidental circulation.

1064
01:50:20.460 --> 01:50:29.460
John Fry: To the basement from in a reasonable way that was also a safe and code compliant manner, there is a

1065
01:50:31.320 --> 01:50:45.060
John Fry: A porch that's been introduced on this plan and entry porch and conjunction with the entry steps for the Edward Jones office which are Jason to the front to parking spaces.

1066
01:50:47.190 --> 01:50:50.130
John Fry: The pride, it's anticipated that

1067
01:50:53.010 --> 01:50:56.730
John Fry: Mr render and a staff person are

1068
01:50:57.990 --> 01:51:01.830
John Fry: The occupants of the first floor. A majority of the time.

1069
01:51:03.810 --> 01:51:10.590
John Fry: Clients visiting are typically single client. I mean, individual clients, perhaps, that are couples.

1070
01:51:12.660 --> 01:51:20.940
John Fry: But typically in a in a single car and they're scheduled appointments, there's very little overlap in in the visitation patterns.

1071
01:51:22.440 --> 01:51:29.820
John Fry: Occasionally there are investment team visitors that that may also visit the office. But as we're all learning

1072
01:51:31.230 --> 01:51:35.190
John Fry: Over the past few months, those patterns are probably likely changing too.

1073
01:51:37.980 --> 01:51:40.470
John Fry: Video conferencing and video sharing

1074

01:51:41.490 --> 01:51:46.800

John Fry: Will certainly further reduce the use patterns likely going forward in the future.

1075

01:51:49.350 --> 01:51:49.920

John Fry: I think

1076

01:51:51.720 --> 01:52:03.210

John Fry: The other notion that we described in the introduction ladder is because of the compact footprint both the first and the second floor.

1077

01:52:04.200 --> 01:52:19.350

John Fry: And the fact that the existing basement underneath the for the existing forward portion the vintage structure, if you will, varies from five feet eight inches to five feet 10 inches. It's a very accommodating

1078

01:52:20.460 --> 01:52:22.770

John Fry: Essentially a modified crawl space.

1079

01:52:23.970 --> 01:52:31.920

John Fry: That that's only accessible currently from an existing area away on the east side of the building. And it's very treacherous

1080

01:52:33.570 --> 01:52:51.630

John Fry: Way to get into a what can be characterized as a as a modified crawl space. So our notion was to raise the front portion of the vintage structure approximately 24 inches and the 24 inches is driven more by

1081

01:52:52.710 --> 01:52:56.820

John Fry: vertical height code zoning height limitations.

1082

01:52:57.990 --> 01:53:10.320

John Fry: Which is going to yield somewhere between seven foot eight inches and seven foot 10 inches of usable mechanical room and use the mobile storage space.

1083

01:53:13.470 --> 01:53:33.150

John Fry: You can see there's a file element. There's a file room. That is a standard component to the Edward Jones office prototypes. It doesn't provide their standard storage footprint. So storage in the basement becomes very important and very valuable.

1084

01:53:36.900 --> 01:53:51.780

John Fry: I think Jacqueline Let's so the front and and and the other notion lending to raising the front portion of the vintage structure is that it's a very small footprint and it accommodates

1085

01:53:52.860 --> 01:53:56.700

John Fry: Raising it in a very cost effective manner.

1086

01:53:58.440 --> 01:54:01.620

John Fry: So all those added up to to

1087

01:54:02.760 --> 01:54:09.660

John Fry: Making it feasible and generating a usable mechanical and storage area below.

1088

01:54:10.920 --> 01:54:11.370

John Fry: So,

1089

01:54:13.620 --> 01:54:20.160

John Fry: You can see the 24 Bobby. The 22 feet mean roof roof median roof height which is

1090

01:54:21.180 --> 01:54:33.150

John Fry: Below the 24 foot maximum that achieves what the desired a minimum basement heights. We're looking for in the basement. You can see the half story portion

1091

01:54:34.170 --> 01:54:38.040

John Fry: To the north or to the rear that would

1092

01:54:39.120 --> 01:54:50.610

John Fry: Capture, you know, the non occupy double footprint of the finished attic, which means that it has to have seven foot feet four inch or lower ceilings.

1093

01:54:52.830 --> 01:54:53.160

John Fry: It.

1094

01:54:54.660 --> 01:54:57.450

John Fry: The stair element to the east.

1095

01:55:00.060 --> 01:55:21.150

John Fry: It provides an architectural signature for the rental space on the second floor. The notion of the screening elements will share some

some images in a minute that beyond a hard screening architectural element. It's meant to be a sort of a next gen vegetated wall.

1096

01:55:23.880 --> 01:55:37.980

John Fry: The trash area is the refuse area is also doubled, but the screening for the stair and this entry element also doubles for screening

1097

01:55:39.000 --> 01:55:51.090

John Fry: The refuse area. You can see the porch element introduced on the southern portion or the Bedford ST elevation and then the

1098

01:55:52.500 --> 01:55:57.690

John Fry: The basement stair element which is an extension of the porch and the vestibule via

1099

01:55:59.670 --> 01:56:05.880

John Fry: And the idea of introducing a fairly significant accessible entry path.

1100

01:56:07.770 --> 01:56:16.020

John Fry: And and really be on a code requirement, it's, it's a desire for Edward Jones business model that

1101

01:56:17.310 --> 01:56:20.160

John Fry: That is very important. So the

1102

01:56:21.300 --> 01:56:22.830

John Fry: The sum total

1103

01:56:24.000 --> 01:56:26.400

John Fry: You know, is both an extension of where

1104

01:56:27.780 --> 01:56:41.940

John Fry: Where the project launched a year ago and rethinking in a fresh way some of the elements to to to make the property more functional.

1105

01:56:43.770 --> 01:56:46.410

John Fry: And maximize as best as possible.

1106

01:56:48.270 --> 01:56:51.630

John Fry: Existing elements specifically how it sits on the site.

1107

01:56:53.010 --> 01:56:53.550

So,

1108

01:56:55.710 --> 01:57:01.770

John Fry: The, the building is going to be recited aesthetically the vintage structure.

1109

01:57:03.060 --> 01:57:13.290

John Fry: Has some architectural elements that that have evolved and been modified over time, but really not what would be term signature.

1110

01:57:14.370 --> 01:57:23.790

John Fry: stylistic elements. We were, we are looking at refreshing the overall look of the building, while keeping some of the tactical

1111

01:57:25.260 --> 01:57:36.870

John Fry: Elements that are common along bedroom road clearly the roof forms are maintaining the residential notion and sort of the more rule notion

1112

01:57:37.980 --> 01:57:39.420

John Fry: With a fresh

1113

01:57:41.340 --> 01:57:58.380

John Fry: Look at finished operations. You can see there's a fairly large window area introduced in the Edward Jones waiting area and front office area adjacent to the front porch. It's covered partially by an overhang.

1114

01:58:00.450 --> 01:58:02.340

John Fry: That's integrated into the

1115

01:58:03.690 --> 01:58:08.850

John Fry: Festival vestibule by him. I'm essentially the

1116

01:58:10.080 --> 01:58:13.440

John Fry: One of Adams observations related to signage.

1117

01:58:15.750 --> 01:58:21.390

John Fry: Will talk about the notion of an outboard sign or or sign placard

1118

01:58:22.410 --> 01:58:27.630

John Fry: When we circle back to the parking notions. But, you know, the intent here is a tasteful

1119

01:58:29.250 --> 01:58:32.400

John Fry: wall mounted sign is the primary element is very quiet.

1120

01:58:35.010 --> 01:58:35.430

And

1121

01:58:37.110 --> 01:58:41.730

John Fry: Nothing loud reflecting the Edward Jones brand. So

1122

01:58:43.500 --> 01:58:50.160

John Fry: If we look at the building sections, just for a minute. Then you begin to understand

1123

01:58:52.680 --> 01:58:58.800

John Fry: The basement element and the raising of the first the essentially the front via

1124

01:59:01.200 --> 01:59:04.440

John Fry: The front Gable by him and

1125

01:59:06.570 --> 01:59:09.090

John Fry: How limited the Finnish attic.

1126

01:59:10.530 --> 01:59:11.280

John Fry: Actually

1127

01:59:12.480 --> 01:59:21.090

John Fry: Yields. I mean, it's a very small space. It's an accessory component to enhance the value of the second floor space and

1128

01:59:23.310 --> 01:59:25.650

John Fry: And not count toward gross square footage

1129

01:59:28.320 --> 01:59:30.120

John Fry: So I think part of the challenges.

1130

01:59:32.400 --> 01:59:36.150

John Fry: In the site plan. If we go back to the site plan of fairly evident.

1131

01:59:38.880 --> 01:59:39.840

John Fry: The curb cut

1132

01:59:41.340 --> 01:59:42.630

John Fry: From Bedford road.

1133

01:59:45.930 --> 02:00:05.820

John Fry: Is an existing with the front parking spaces are are larger than zoning requirements, but not large enough to to sub divide into three spaces, the driveway to the to the east has sort of a cornucopia of dimensions.

1134

02:00:07.710 --> 02:00:10.020

John Fry: None of them totally compliant.

1135

02:00:13.170 --> 02:00:23.100

John Fry: With the access lane, but we feel like the the past us pattern of the veterinarian clinic and the perspective of the proposed.

1136

02:00:24.540 --> 02:00:36.630

John Fry: Use pattern of the agents office in a in a in a modest second floor rental space they use patterns that we we know from the existing residents to the rear

1137

02:00:37.950 --> 02:00:43.710

John Fry: That the parking can be calibrated with in the zoning text.

1138

02:00:46.230 --> 02:00:59.550

John Fry: while supporting the real world use patterns. We've even identified an over a potential overflow space from Bedford road. It was it it's a notion for discussion tonight.

1139

02:01:01.050 --> 02:01:02.640

John Fry: The property to the east.

1140

02:01:06.000 --> 02:01:22.980

John Fry: As we understand it has entered is potentially introducing similar parking along Bedford road in that apron area. So whether or not that's a desire or appears to be a positive notion with you folks, we certainly can discuss that tonight.

1141

02:01:25.170 --> 02:01:28.800

John Fry: The week the 10 foot planting.

1142

02:01:30.540 --> 02:01:39.600

John Fry: The required 10 foot planting buffer along the easterly side of the property is virtually impossible.

1143

02:01:40.620 --> 02:01:41.190

John Fry: And

1144

02:01:43.290 --> 02:01:53.640

John Fry: This plan attempted to increase that buffer is best as possible by proposing that

1145

02:01:54.750 --> 02:01:58.800

John Fry: The 25 foot I'll usable I'll with

1146

02:02:00.060 --> 02:02:01.620

John Fry: Could also accommodate

1147

02:02:02.970 --> 02:02:11.130

John Fry: The same concept that the forward parking stall overrun notions reflect

1148

02:02:13.530 --> 02:02:14.910

John Fry: So, I mean, I

1149

02:02:15.990 --> 02:02:18.510

John Fry: I'm sure that will be a topic of discussion tonight.

1150

02:02:21.090 --> 02:02:23.550

John Fry: But that's a, that's the brief overview

1151

02:02:24.630 --> 02:02:26.670

John Fry: Or as brief as I can be. Apologies.

1152

02:02:27.420 --> 02:02:41.280

Adam Kaufman: Yeah, there you know john there's not much room to to have this planting requirement. There's, there is the exception in the code for driveways. So I think you have what you have and you're going to maximize it to the maximum extent you can

1153

02:02:45.270 --> 02:02:49.680

Adam Kaufman: You can you fit in regular sized parking spaces, instead of the compact.

1154

02:02:49.710 --> 02:02:51.270

Adam Kaufman: Because you actually don't.

1155

02:02:51.300 --> 02:02:52.290

Have the ability

1156

02:02:53.520 --> 02:02:56.790

John Fry: To well so it's it's sort of this

1157

02:02:58.230 --> 02:03:06.360

John Fry: chicken and egg concept if it to prove out the the nine spaces with two spaces as landbank

1158

02:03:07.560 --> 02:03:07.980

John Fry: Were

1159

02:03:09.840 --> 02:03:13.380

John Fry: I think I mean we can look at this more closely with Paul

1160

02:03:15.450 --> 02:03:18.600

John Fry: The compact spaces are a necessity.

1161

02:03:19.830 --> 02:03:20.250

Adam Kaufman: For okay

1162

02:03:20.580 --> 02:03:28.350

John Fry: But the intent would be that if the land spec land bank spaces.

1163

02:03:29.580 --> 02:03:40.320

John Fry: Accommodate the intent of the zoning text clearly those two compact spaces are going to be lined is full sized spaces in, in, in reality,

1164

02:03:40.440 --> 02:03:42.060

Adam Kaufman: Unless the board required

1165

02:03:42.120 --> 02:03:43.830

John Fry: Unless what I

1166

02:03:43.890 --> 02:03:45.060

John Fry: Understood right

1167

02:03:45.150 --> 02:03:52.110

Adam Kaufman: I think so. I think at the end of the day, you're going to need to go to the Zoning Board for two items. So for the

1168

02:03:52.800 --> 02:04:01.860

Adam Kaufman: One permission to build compact spaces where you're not, you don't have. It's not a big enough lot to have them. That's probably the easiest way rather than asking for an off street.

1169

02:04:02.490 --> 02:04:12.780

Adam Kaufman: Parking variance. You'll you're going to ask for a variance to allow compact parking parking spaces. This way, you don't end up having less parking spaces follow that.

1170

02:04:15.150 --> 02:04:16.980

John Fry: Yes. I mean, obviously.

1171

02:04:18.210 --> 02:04:18.780

John Fry: I'm sure that

1172

02:04:20.070 --> 02:04:21.780

John Fry: The zoning board are all fine folks.

1173

02:04:23.220 --> 02:04:26.730

John Fry: We were, we were hoping to find a way to avoid that additional step.

1174

02:04:26.970 --> 02:04:35.040

Adam Kaufman: I don't see how you can write because the board doesn't have the ability to approve these compact parking spaces, the way the codes run

1175

02:04:38.130 --> 02:04:42.210

Paul Sysak: This is, is there a way we can explore doing

1176

02:04:43.590 --> 02:04:48.450

Paul Sysak: parking spaces for the existing and if we can somehow get that to work.

1177

02:04:49.890 --> 02:04:50.460

Adam Kaufman: What do you say,

1178

02:04:51.090 --> 02:04:53.670

Paul Sysak: Good. We have two spaces that you know

1179

02:04:54.780 --> 02:04:58.530

Paul Sysak: One will block the other for the residents, you know, similar to it to a driveway.

1180

02:04:59.670 --> 02:05:07.830

Adam Kaufman: No, no, you have to be able to access those spaces, you can't do tandem if what you're saying. Okay.

1181

02:05:07.890 --> 02:05:08.220

Paul Sysak: I'm just

1182

02:05:08.280 --> 02:05:10.080

Adam Kaufman: Just trying to give something. Yeah.

1183

02:05:10.110 --> 02:05:19.470

Adam Kaufman: I think it's a reasonable request for the part that compact parking spaces. I think it's going to be a relatively low turnover parking lot, so

1184

02:05:19.920 --> 02:05:20.820

John Fry: It really will be

1185

02:05:20.910 --> 02:05:28.830

Adam Kaufman: Yeah, I think there's justification your problem. I would think you have a good chance that there's only board would grant that variance

1186

02:05:30.450 --> 02:05:35.820

Adam Kaufman: You also need to go. I think to to the CVA for the width of the driveway.

1187

02:05:36.960 --> 02:05:58.710

Adam Kaufman: Right, you don't meet that 20% 20 foot with and you're technically intensifying the use of the property by adding the additional floor area but like you said, it's been this with for how many years as a vet. So, but, but I think you're going to need to obtain that variance

1188

02:06:01.140 --> 02:06:10.770

Jaclyn Tyler: Adam. The other question if if the board would consider the space out front, which we've marked currently as the accommodating overflow space.

1189

02:06:10.950 --> 02:06:12.330

Adam Kaufman: We're not space. No.

1190

02:06:13.320 --> 02:06:15.510

Jaclyn Tyler: No out at the here.

1191

02:06:20.970 --> 02:06:23.430

Adam Kaufman: I see. Okay. I didn't even see that

1192

02:06:23.640 --> 02:06:26.400

Adam Kaufman: So, so you're counting that

1193

02:06:26.760 --> 02:06:28.680

Jaclyn Tyler: We are not counting that now so

1194

02:06:28.740 --> 02:06:33.630

Jaclyn Tyler: I other what we would propose. Additionally, is if the board would consider

1195

02:06:34.860 --> 02:06:44.340

Jaclyn Tyler: Counting that space, then there is potential in the back to eliminate one of our spaces and to create full nine foot spaces in the rear

1196

02:06:45.180 --> 02:06:46.560

Adam Kaufman: I would recommend

1197

02:06:48.030 --> 02:06:51.960

Adam Kaufman: Austin entertaining, that if you are unsuccessful.

1198

02:06:52.980 --> 02:06:55.110

Adam Kaufman: Getting the variance, that's not

1199

02:06:56.820 --> 02:06:59.040

Adam Kaufman: Really a desirable space.

1200

02:07:01.320 --> 02:07:03.930

Adam Kaufman: I don't know how the board. The rest of the board feels about that.

1201

02:07:08.160 --> 02:07:12.840

Christopher Carthy: And Adam, can we see the aerial for that for a moment and what their proposed space looks like.

1202

02:07:13.950 --> 02:07:14.670

Adam Kaufman: Yeah, there you go.

1203

02:07:16.140 --> 02:07:19.110

Adam Kaufman: Yeah, so they naturally identify there. You should see a

1204

02:07:22.560 --> 02:07:23.490

Adam Kaufman: Plan. It's really

1205

02:07:23.520 --> 02:07:29.130

Jaclyn Tyler: silly faces that are proposed along this strip as well. Yeah.

1206

02:07:30.030 --> 02:07:39.150

Jaclyn Tyler: Yeah, continually it will continue that parking flow interrupted by the drive into the rear parking lot.

1207

02:07:40.440 --> 02:07:40.800

Jaclyn Tyler: Is

1208

02:07:40.920 --> 02:07:52.500

Adam Kaufman: Is just a strange juxtaposition to have the on street parking right it's sort of acting like on street parking, then the island and then the apron.

1209

02:07:53.340 --> 02:07:55.530

Adam Kaufman: For the parking in front of the building.

1210

02:07:57.210 --> 02:08:04.170

Adam Kaufman: You know, I think it works better at the property next door because you have the on street parking

1211

02:08:05.340 --> 02:08:12.000

Adam Kaufman: in quotes. Right Act was acting as on street parking and then a sidewalk in a building, not more parking

1212

02:08:15.300 --> 02:08:18.480

Adam Kaufman: But we can we can we can discuss that.

1213

02:08:20.190 --> 02:08:27.030

Paul Sysak: And add I just like to just mention the ninth parking space, the land bank parking space.

1214

02:08:28.680 --> 02:08:29.850

Paul Sysak: Is that within

1215

02:08:31.140 --> 02:08:37.170

Paul Sysak: A required 10 foot landscaped buffer as well, or is the planning board have

1216

02:08:37.320 --> 02:08:44.700

Adam Kaufman: No, the landscape buffer requirement is between a commercial zone piece of property and a residential zone piece of property.

1217

02:08:46.350 --> 02:08:47.880

Paul Sysak: So there's no front or rear

1218

02:08:48.900 --> 02:08:51.750

Paul Sysak: Foot landscaped island required so I don't believe so. No.

1219

02:08:53.100 --> 02:08:53.310

Okay.

1220

02:08:54.660 --> 02:08:57.390

Adam Kaufman: So I think nine is okay. Okay.

1221

02:08:58.620 --> 02:08:59.190

Adam Kaufman: Um,

1222

02:09:00.930 --> 02:09:17.580

Adam Kaufman: You know also want to circle back to the comment about the how the basements going to be utilized. Yep. The carve out for not counting the basement as part of FA RM parking is for mechanical space.

1223

02:09:17.700 --> 02:09:34.920

Adam Kaufman: Yes. So if it's going to be used as a store room, you're going to need to define, you know, allocate a certain space for the

mechanical however big that is. That can be excluded. But if it is going to be used for storage as well, you'll need to incorporate that into the calculations as well.

1224

02:09:35.700 --> 02:09:43.770

John Fry: Understand, and we can we can. Well, I mean we there are portions of the basement today that have these

1225

02:09:44.220 --> 02:09:53.310

John Fry: plants that were clearly created because they want to dig out any more rock or there's something else there. So even even raising

1226

02:09:53.880 --> 02:10:09.120

John Fry: The building as we're proposing doesn't, you can see it on the end up in the left hand corner, there's a portion of the basement there anyway that we're not gonna, we're not going to get seven foot 10 inch LCD heights, because it's consumed.

1227

02:10:10.290 --> 02:10:11.070

John Fry: By this

1228

02:10:11.190 --> 02:10:12.510

John Fry: Plan. What does

1229

02:10:15.420 --> 02:10:18.510

Adam Kaufman: Oh boy. Yeah, that's a rough day

1230

02:10:23.940 --> 02:10:24.420

John Fry: So,

1231

02:10:24.540 --> 02:10:26.460

John Fry: I ok I will absolutely

1232

02:10:29.220 --> 02:10:39.240

John Fry: Provide whatever we need to provide to support or prove out of, you know, unlimited mechanical and storage use down there.

1233

02:10:41.940 --> 02:10:42.270

Adam Kaufman: Okay.

1234

02:10:42.930 --> 02:10:45.300

pollackmv: Back to the parking question. Yeah.

1235

02:10:46.620 --> 02:10:59.340

pollackmv: Is there an occupancy limit that we can put on the property to help alleviate the parking concern in terms of the density of the occupancy only so many people

1236

02:10:59.850 --> 02:11:08.190

pollackmv: Are allowed you know in the prop and building at one time and therefore that will kind of go hand in hand with parking demand know

1237

02:11:08.460 --> 02:11:13.530

Adam Kaufman: I think you know that's going to be very, very difficult to enforce

1238

02:11:18.210 --> 02:11:26.580

Adam Kaufman: I don't think that's a great way to to deal with it. For the most part, they are providing what the code requires

1239

02:11:27.450 --> 02:11:36.420

Adam Kaufman: They are asking for the land banking parking spaces. I think that is something you can control, much better. So the applicant is saying you're not going to need it.

1240

02:11:36.900 --> 02:11:48.390

Adam Kaufman: They're not the planning board is going to allow them not to build two parking spaces, should there be a parking problem you can require them to build it. I think that's a better way to control it.

1241

02:11:51.270 --> 02:11:52.380

pollackmv: Appreciate that. Thank you.

1242

02:11:55.500 --> 02:12:05.460

Christopher Carthy: Adam, what about the existing resident. I mean, first of all, is this building being knocked down essentially to do this you if you're not, you're not in the building down how you're raising two feet without knock you down.

1243

02:12:06.150 --> 02:12:15.420

John Fry: That raising a vintage structure like this very simple. It's very low technology and has been done countless amounts of time. So no

1244

02:12:15.630 --> 02:12:21.660

John Fry: The proposal is to literally sure the building and jack it up approximately 24 inches.

1245

02:12:23.610 --> 02:12:28.290

Christopher Carthy: Good luck with that. And the residents to remain

1246

02:12:28.560 --> 02:12:29.910

Christopher Carthy: Why it's at remaining

1247

02:12:30.630 --> 02:12:31.530

Adam Kaufman: As permitted

1248

02:12:31.740 --> 02:12:39.630

Adam Kaufman: It's permitted. It's a permitted use dwellings are permitted in this district, so they can they can keep it.

1249

02:12:41.070 --> 02:12:59.160

Christopher Carthy: Right. How does, how does an existing residence there on top of a parking lot where the everything is constrained. Why isn't it better to develop this lot without that existing residence.

1250

02:13:01.620 --> 02:13:19.740

Adam Kaufman: Well, if they can't six, you're the variances or can't produce a site plan that's approval by the planning board, then the residents may need to go. But where we are now. It's a permitted use

1251

02:13:20.760 --> 02:13:26.280

Adam Kaufman: In the district. It's a permitted use on the site and they're showing how they can develop that site.

1252

02:13:27.960 --> 02:13:29.640

Adam Kaufman: Except for the width of the

1253

02:13:30.870 --> 02:13:33.810

Adam Kaufman: Of the driveway really complying to the code.

1254

02:13:37.260 --> 02:13:38.820

John Fry: I think that yeah and

1255

02:13:40.200 --> 02:13:44.220

John Fry: I think being the simple answer is the the residence has value.

1256

02:13:46.650 --> 02:13:51.900

John Fry: It has value to that lens to the investment in the property.

1257

02:13:54.060 --> 02:14:04.980

John Fry: You know not to overreach but but it however modest at or minor. It provides a residential unit, probably a very

1258

02:14:06.090 --> 02:14:08.340

John Fry: Cost effective residential unit in

1259

02:14:11.280 --> 02:14:12.300

John Fry: The footprint of Armand

1260

02:14:17.010 --> 02:14:24.660

Vinny Renda: Further could correct me if I'm wrong, Adam, though this is an RB zone. So aren't we required to have some residential on that site anyway.

1261

02:14:25.110 --> 02:14:25.350

Adam Kaufman: No.

1262

02:14:25.440 --> 02:14:27.540

Vinny Renda: It could be 100% commercial. Yes.

1263

02:14:32.010 --> 02:14:38.580

Larry Ruisi: What is the on the second floor the unfinished the finish static what what is that going to be used for

1264

02:14:39.150 --> 02:14:44.430

John Fry: Well, I don't know that we have the simple answer other than if

1265

02:14:44.610 --> 02:14:49.440

John Fry: If we think about potential realistic potential tenants up there.

1266

02:14:50.790 --> 02:14:52.350

John Fry: It's likely going to be

1267

02:14:54.150 --> 02:15:07.440

John Fry: Some type of professional or, you know, I would envision if we ran the gambit of graphic artist to an advertising person or

1268

02:15:09.750 --> 02:15:28.800

John Fry: Some other kind of consulting person what it allows is essentially a large Dormer right and it's not a space, you can go work in

or set people up to work in, but you could use it for layout space. You could use it for file storage. You could use it for material storage supplies storage.

1269

02:15:29.910 --> 02:15:33.030

John Fry: And even beyond that, it, it, it,

1270

02:15:34.140 --> 02:15:37.230

John Fry: lends to the sense of space up there. It makes it

1271

02:15:38.100 --> 02:15:44.910

Larry Ruisi: Okay. Did I, did I hear you say earlier that that would not be used in calculating parking

1272

02:15:45.990 --> 02:15:53.400

Larry Ruisi: Yes, but if we use it for storage. Do we need to calculate come into play. To calculate for parking

1273

02:15:54.420 --> 02:16:11.490

Adam Kaufman: Well, the code talks about what types of areas are counted for gross floor area and not counted for those four areas. So if they're below the threshold for counting for growth gross floor area that's not counted as as part of the off street parking or FA arc

1274

02:16:11.970 --> 02:16:15.930

John Fry: And does eliminating the ceiling height. The constructed ceiling height right

1275

02:16:16.380 --> 02:16:16.770

Okay.

1276

02:16:17.850 --> 02:16:18.660

Christopher Carthy: What about a

1277

02:16:20.160 --> 02:16:22.770

Christopher Carthy: Like an art space like we've approved.

1278

02:16:25.320 --> 02:16:32.850

Christopher Carthy: Across the street across from 122 where let's say they wanted to do a yoga studio there, could they do that they're

1279

02:16:34.740 --> 02:16:35.130

John Fry: In

1280

02:16:35.190 --> 02:16:35.940

John Fry: In the

1281

02:16:36.990 --> 02:16:50.310

Adam Kaufman: Well, they're not going to be able to do it because there's not enough parking. So they offered parking requirement for you're calling that to be office space which is one parking space for every 250 square feet.

1282

02:16:50.580 --> 02:17:05.610

Adam Kaufman: Yeah, I'll a more intensive use like a yoga studio be that would be a personal service establishment and that's one for 200 so it would require more parking so they would, they would need to deal with that before you would be able to permit that use of their

1283

02:17:14.640 --> 02:17:19.080

Jim Jensen: You know, returning to the parking comment that was made before, is it

1284

02:17:21.450 --> 02:17:40.200

Jim Jensen: About the compact spaces in the land banks that's proposed is it would it make sense to not have the compact, but then build out the essentially readjust the, the total number of spots and that the land bank become actually a built in that land bank.

1285

02:17:41.940 --> 02:17:45.240

Jim Jensen: Will that solve the problem of the compact parking

1286

02:17:45.330 --> 02:17:49.140

Adam Kaufman: It will solve the problems of compact, but then there'll be short space.

1287

02:17:50.310 --> 02:17:59.310

Adam Kaufman: Right. But either way, you can approve the compact. So it's a Z BA issue and it really is that balancing is it better to to compacts or one regular

1288

02:18:00.870 --> 02:18:11.220

Adam Kaufman: Given that it's going to be a low turnover parking lot. I'm more inclined to say get the extra compact space, get the extra space in there.

1289

02:18:12.330 --> 02:18:12.630

Adam Kaufman: But

1290

02:18:13.020 --> 02:18:28.320

Larry Ruisi: What is the, what is the apron in the front of the building. What you know the existing apron, you know, the, the one that they talked about earlier as a possible on street parking. What kind of material. Is that, is that going to start part of it, it should wrote what is that going to be

1291

02:18:28.680 --> 02:18:38.940

John Fry: I it's we can we can look at the photographs, but it's a it varies from totally eroded asphalt apron to semi eroded asphalt a but

1292

02:18:39.090 --> 02:18:40.230

Larry Ruisi: But what are you going to do with it.

1293

02:18:40.920 --> 02:18:47.580

John Fry: Well, it depends. It would depend on the outcome of this evening's discussion.

1294

02:18:47.730 --> 02:18:48.570

Larry Ruisi: I see if

1295

02:18:48.630 --> 02:18:52.890

John Fry: If, if that if the notion of creating a space out there.

1296

02:18:55.140 --> 02:19:01.710

John Fry: Made sense to you in terms of terms of plant accommodating planning. Planning dynamics.

1297

02:19:02.760 --> 02:19:03.840

John Fry: Then we would

1298

02:19:05.220 --> 02:19:12.780

John Fry: In conjunction with AMC we would pursue what you know answering what it would be, it, it sounds like it.

1299

02:19:13.800 --> 02:19:14.580

John Fry: Maybe not.

1300

02:19:16.620 --> 02:19:18.330

John Fry: A good planning notion, perhaps

1301

02:19:18.990 --> 02:19:23.580

Larry Ruisi: Well, it just seems to me you know from when you look at the aerial photo.

1302

02:19:25.170 --> 02:19:25.830

Larry Ruisi: That

1303

02:19:26.850 --> 02:19:28.890

Larry Ruisi: Assuming that the property.

1304

02:19:29.940 --> 02:19:31.290

Larry Ruisi: A Jason to you.

1305

02:19:32.610 --> 02:19:43.770

Larry Ruisi: Has kind of parking and that that area exists that there unless you know. Is it is it rational think that people are just going to park there anyway.

1306

02:19:47.820 --> 02:19:50.940

Vinny Renda: People. People. Quite frankly, people park their now every time.

1307

02:19:52.110 --> 02:19:55.440

Vinny Renda: We were when we were actually in schools session, we were

1308

02:19:55.620 --> 02:19:59.340

Vinny Renda: Having people in front of that site constantly through

1309

02:20:00.390 --> 02:20:01.950

Vinny Renda: Waiting to pick up their kids from school.

1310

02:20:05.310 --> 02:20:06.240

Roland Baroni: Isn't that

1311

02:20:08.520 --> 02:20:12.120

Roland Baroni: It's in that town property. It looks like it's right off the edge of pavement.

1312

02:20:12.630 --> 02:20:14.310

Roland Baroni: So there's a part of the right of way.

1313

02:20:14.580 --> 02:20:16.170

Adam Kaufman: Now how not

1314

02:20:17.970 --> 02:20:19.080

Paul Sysak: Know it is

1315

02:20:19.560 --> 02:20:20.700

Adam Kaufman: It's part of a right away.

1316

02:20:22.200 --> 02:20:22.920

Paul Sysak: Now that

1317

02:20:22.950 --> 02:20:24.270

Paul Sysak: You might have the street.

1318

02:20:25.230 --> 02:20:25.590

Roland Baroni: Yeah.

1319

02:20:25.770 --> 02:20:27.780

Adam Kaufman: Can you go back to the plant. Well, if it's in the right oh

1320

02:20:29.070 --> 02:20:32.190

Kellard Sessions: Definitely, we're saying no, it's definitely in the right away at them.

1321

02:20:33.870 --> 02:20:34.080

Roland Baroni: In

1322

02:20:34.950 --> 02:20:35.430

Roland Baroni: Fact that

1323

02:20:36.990 --> 02:20:41.490

Adam Kaufman: Yeah, I can't, we can't count it. No, you can build it, but you can't talk.

1324

02:20:43.470 --> 02:20:45.450

Adam Kaufman: Right. You can't count on street parking

1325

02:20:45.780 --> 02:20:47.940

Adam Kaufman: For a printer off street parking

1326

02:20:48.930 --> 02:20:49.260

Roland Baroni: Right.

1327

02:20:50.070 --> 02:20:52.410

Adam Kaufman: So it's not going to really benefit you.

1328

02:20:58.320 --> 02:21:00.330

Adam Kaufman: Got a glad you clarified that rolling

1329

02:21:00.810 --> 02:21:01.080

Yeah.

1330

02:21:15.990 --> 02:21:25.170

Jim Jensen: What, what else did we need to go through. Was there a note on the comments. And it was comments. I thought there was some comments we talked about this side yard. Did we talk about the

1331

02:21:25.620 --> 02:21:38.430

Jim Jensen: Landscaping tempered pattern, but there's also some comments. I thought the architectural elevations looked very attractive, but there was a comment you made about an exterior stare and the proximity to the
hmm, yeah.

1332

02:21:38.520 --> 02:21:40.320

Jaclyn Tyler: That's, yeah. So, these

1333

02:21:40.860 --> 02:21:42.240

Adam Kaufman: Right right right in that area.

1334

02:21:42.330 --> 02:21:47.700

Jaclyn Tyler: Yep. So these are actually. I mean, I just, we just updated this quickly. Today, once we got the comments.

1335

02:21:48.810 --> 02:21:54.960

Jaclyn Tyler: So you can see this is the setback line here. So we have maintain the 15 foot

1336

02:21:56.190 --> 02:21:57.510

Jaclyn Tyler: Step back from that side.

1337

02:21:59.580 --> 02:22:02.280

John Fry: And the roof overhang is less than the three feet.

1338

02:22:03.720 --> 02:22:04.890

John Fry: That allow

1339

02:22:06.150 --> 02:22:08.370

John Fry: For architectural features an overhang.

1340

02:22:11.880 --> 02:22:14.400

Adam Kaufman: Wish line is that john the overhang.

1341

02:22:14.940 --> 02:22:15.990

John Fry: The dash line.

1342

02:22:16.020 --> 02:22:17.250

Adam Kaufman: I see. Ah, OK.

1343

02:22:21.810 --> 02:22:24.630

Adam Kaufman: That's that's reducing the width of the driveway there.

1344

02:22:25.020 --> 02:22:25.350

No.

1345

02:22:28.440 --> 02:22:30.480

John Fry: Probably 20 feet in the air that

1346

02:22:30.570 --> 02:22:31.380

Adam Kaufman: Ah, OK.

1347

02:22:32.760 --> 02:22:38.790

Jaclyn Tyler: And then the posts are made these posts are maintained in line with the existing curb

1348

02:22:39.540 --> 02:22:43.080

Adam Kaufman: So does the addition narrow than the driver.

1349

02:22:43.590 --> 02:22:45.570

John Fry: Know it follows the existing

1350

02:22:45.750 --> 02:22:46.920

John Fry: Curb line and

1351

02:22:46.980 --> 02:22:50.010

John Fry: Approximately right with that big white with that column.

1352

02:22:51.060 --> 02:22:54.030

Jaclyn Tyler: And this increases it actually as well in the front.

1353

02:22:54.420 --> 02:23:00.750

Adam Kaufman: All right, so then so john you could you could chime in. I'm sorry. JOHN kalari you could try them in here.

1354

02:23:01.860 --> 02:23:06.720

Adam Kaufman: Then I don't think they necessarily need a variance. If they're not reducing the width.

1355

02:23:08.310 --> 02:23:09.420

Adam Kaufman: Of that driveway.

1356

02:23:10.860 --> 02:23:16.020

John Fry: No, I'm sorry. That wasn't clear. We're not reducing the existing driveway with

1357

02:23:17.490 --> 02:23:20.970

Kellard Sessions: Nobody required under the code to have a 20 foot wide drive right

1358

02:23:21.030 --> 02:23:29.460

Adam Kaufman: So, so that really goes back to our original question. So are you increase by increasing the intensity. Does that necessitate the variance. Right.

1359

02:23:32.430 --> 02:23:33.480

Adam Kaufman: Roland, you have not

1360

02:23:33.480 --> 02:23:34.080

Kellard Sessions: Painted to

1361

02:23:34.650 --> 02:23:35.100

Put it to

1362

02:23:36.120 --> 02:23:39.510

Kellard Sessions: But it's a pre existing driveway to servicing a commercial parcel.

1363

02:23:39.750 --> 02:23:40.350

Roland Baroni: Right, right.

1364

02:23:41.640 --> 02:23:44.370

Adam Kaufman: So can we approve it, because it's not getting smaller.

1365

02:23:47.970 --> 02:23:52.950

Roland Baroni: Yeah, I think, I think it's existing yeah I don't see a reason for them to have to get a variance for it.

1366

02:23:53.280 --> 02:23:53.580

Okay.

1367

02:23:55.050 --> 02:23:55.320

Okay.

1368

02:24:01.710 --> 02:24:02.850

Adam Kaufman: Well that's one down right

1369

02:24:03.150 --> 02:24:06.990

Jaclyn Tyler: As I said to separate that it would just be the compact spaces. Then, correct.

1370

02:24:07.020 --> 02:24:08.520

John Fry: Let's stay on here some more.

1371

02:24:10.770 --> 02:24:17.100

Adam Kaufman: Yeah, right. So we can't approve the compact spaces because the parking lot doesn't have 50 parking

1372

02:24:17.100 --> 02:24:17.550

Jim Jensen: Spaces.

1373

02:24:17.640 --> 02:24:18.000

In it.

1374

02:24:19.440 --> 02:24:25.080

Adam Kaufman: And if you were to convert those two regular sized spaces, you won't have enough

1375

02:24:25.260 --> 02:24:26.340

Adam Kaufman: Sorry, you've got to pick

1376

02:24:26.340 --> 02:24:27.960

Adam Kaufman: Your variance poison.

1377

02:24:28.380 --> 02:24:34.710

Jaclyn Tyler: Right but compact spaces are permitted by code with the approval from the Zoning Board. Correct.

1378

02:24:35.820 --> 02:24:49.110

Adam Kaufman: They are permitted the planning board can permit them in parking lots that have 50 spaces or more. That's it. So the concept of compact parking

1379

02:24:49.110 --> 02:24:50.820

Adam Kaufman: Spaces is in the zoning code.

1380

02:24:51.180 --> 02:24:59.280

Adam Kaufman: But we don't have the ability to prove it in this parking lot. So you would meet you would go to the Zoning Board and ask for relief of that section which says

1381

02:24:59.520 --> 02:25:10.740

Adam Kaufman: I need to have 50 parking spaces for the planning board to approve compact parking spaces. That's the various you're going to ask them to approve compact spark parking spaces on a site with less than

1382

02:25:10.740 --> 02:25:12.600

Jaclyn Tyler: 5050 spaces. Right.

1383

02:25:14.160 --> 02:25:20.730

Roland Baroni: Adam is going back to those exterior stairs or they proposed on the

1384

02:25:22.320 --> 02:25:26.580

Roland Baroni: Side of the building that would be facing the lumberyard right

1385

02:25:26.820 --> 02:25:27.210

Yes.

1386

02:25:29.340 --> 02:25:31.800

Roland Baroni: How's how's that going to look visually.

1387

02:25:33.150 --> 02:25:38.460

Roland Baroni: When the lumberyard is developed. Isn't that aren't we going to have patios fair

1388

02:25:39.630 --> 02:25:40.170

John Fry: So much

1389

02:25:41.100 --> 02:25:42.420

Roland Baroni: Exterior stairway.

1390

02:25:42.930 --> 02:25:48.000

Adam Kaufman: Well, you know, you have to the IRB and the plan and we're gonna need to talk about it. Right.

1391

02:25:48.150 --> 02:25:48.600

John Fry: There's

1392

02:25:49.500 --> 02:26:01.020

John Fry: That's, yeah. I mean, we'd like to think it's more that it's not just, I mean, the notion wasn't we weren't just going to tack on a stair, we wanted to, we definitely wanted to avoid that. So,

1393

02:26:02.160 --> 02:26:14.880

John Fry: You know the stairs essentially hiding behind that that vegetated screen wall along with the Refuse area that leads up to a balcony porch, which is the entry to the

1394

02:26:14.970 --> 02:26:15.930

John Fry: Second fourth tenant.

1395

02:26:18.870 --> 02:26:20.520

Jaclyn Tyler: I would argue that it's more appealing.

1396

02:26:23.610 --> 02:26:23.970

Adam Kaufman: Yeah.

1397

02:26:24.330 --> 02:26:29.880

John Fry: I was gonna hesitate saying that rolling, but compared to what those folks might be looking at here.

1398

02:26:31.830 --> 02:26:32.910

Roland Baroni: Right, yeah.

1399

02:26:34.440 --> 02:26:36.240

John Fry: They may miss the tank, though.

1400

02:26:37.200 --> 02:26:38.700

John Fry: Yeah, the oil tank.

1401

02:26:46.050 --> 02:26:59.010

Adam Kaufman: Yeah, I mean John and your team. You did a good job. It's an it's an attractive building thank certainly an upgrade from what it is, but to Rollins point you're going to need to go to the architectural review board, they're gonna have to bless this

1402

02:26:59.130 --> 02:27:14.850

John Fry: Yep course. So in that regard, do so we can kind of keep the momentum and running as much concurrent as possible. Is that a referral from the planning board to the IRB and can we

1403

02:27:15.390 --> 02:27:17.430

John Fry: usually get a referral. If it is

1404

02:27:17.640 --> 02:27:19.050

Adam Kaufman: You don't need a referral.

1405

02:27:19.200 --> 02:27:30.180

Adam Kaufman: I'm gonna go to the ARV now you know this is a type of site plan to building is not moving it this is right buildings, granted, he so I think you should go to the to the ARV get their feedback.

1406

02:27:32.790 --> 02:27:40.770

Adam Kaufman: And you can start going well, if the board laughter to talk about this later, but the board may wish to send you to the zoning board now.

1407

02:27:41.880 --> 02:27:42.750

John Fry: We would love that.

1408

02:27:44.250 --> 02:27:45.990

John Fry: While you're working if we're going and

1409

02:27:49.860 --> 02:27:51.600

John Fry: If it appears, that's

1410
02:27:51.840 --> 02:27:53.040
John Fry: In our picture we would

1411
02:27:53.040 --> 02:27:53.520
John Fry: Love to

1412
02:27:53.610 --> 02:27:56.100
John Fry: Expedite that as bad as quick as possible.

1413
02:27:58.920 --> 02:28:05.130
Christopher Carthy: Out of the second set someone wall on the property of this applicant or is it the property.

1414
02:28:05.130 --> 02:28:05.250
Christopher Carthy: And

1415
02:28:05.550 --> 02:28:06.780
Adam Kaufman: I believe the stone was

1416
02:28:06.810 --> 02:28:08.880
John Fry: Done the neighboring property. Yeah.

1417
02:28:09.960 --> 02:28:11.100
Vinny Renda: It's the neighboring property.

1418
02:28:11.670 --> 02:28:11.970
Yeah.

1419
02:28:14.220 --> 02:28:16.380
Christopher Carthy: So your driveway butts up to that.

1420
02:28:17.310 --> 02:28:23.790
John Fry: There is a I think there's a there's a little buffer on the southerly end and that buffer expands out

1421
02:28:23.850 --> 02:28:26.220
Adam Kaufman: As you get towards the rear of the property gets

1422
02:28:27.030 --> 02:28:27.570
Yeah.

1423

02:28:28.890 --> 02:28:29.190

Christopher Carthy: Right.

1424

02:28:32.760 --> 02:28:33.150

Christopher Carthy: Right.

1425

02:28:42.120 --> 02:28:42.840

John Fry: So we hope.

1426

02:28:42.870 --> 02:28:45.540

John Fry: We'd like to. I mean, we of course believe

1427

02:28:47.220 --> 02:28:54.450

John Fry: We'd like to have your endorsement that the, you know, this is going to be a big leap forward for that section of Bedford road and

1428

02:28:55.740 --> 02:29:08.460

John Fry: Between the improvement in the investment on the property, but not, you know, I think they use is isn't is a you know a uniquely appropriate use for that location.

1429

02:29:12.390 --> 02:29:12.870

John Fry: Quiet.

1430

02:29:12.990 --> 02:29:14.010

John Fry: Quiet neighbor.

1431

02:29:14.010 --> 02:29:16.080

Adam Kaufman: Certainly the least intense use

1432

02:29:16.560 --> 02:29:17.760

Christopher Carthy: Totally, yeah.

1433

02:29:18.810 --> 02:29:19.950

Christopher Carthy: I totally agree with that.

1434

02:29:24.930 --> 02:29:30.930

Christopher Carthy: So out of these folks want to go over to the Z VA to get their contact parking approved and

1435

02:29:34.770 --> 02:29:37.800

Christopher Carthy: So is there anything stopping us from sending them to the CVA

1436

02:29:38.010 --> 02:29:38.310

Adam Kaufman: No.

1437

02:29:39.240 --> 02:29:45.270

Roland Baroni: Nothing. So just understand that the Z BA won't act until you complete seeker. Yeah.

1438

02:29:46.860 --> 02:29:49.350

Adam Kaufman: Well, this, this is actually a type to action rolling

1439

02:29:49.560 --> 02:29:52.770

Roland Baroni: No, that's right for less than 4000 square feet. Yeah.

1440

02:29:52.920 --> 02:29:55.800

Adam Kaufman: So, okay, they're not in the can make an act.

1441

02:29:56.160 --> 02:29:57.420

Roland Baroni: That. Good. Good. Okay.

1442

02:30:03.360 --> 02:30:04.830

Jaclyn Tyler: Adam, do you happen to know when that

1443

02:30:05.910 --> 02:30:07.950

Jaclyn Tyler: When the next meeting is for that right

1444

02:30:08.760 --> 02:30:13.890

Adam Kaufman: They meet the first Thursday of every month. So you already missed

1445

02:30:14.010 --> 02:30:15.300

Jaclyn Tyler: So we missed this one.

1446

02:30:15.510 --> 02:30:16.050

Right, yeah.

1447

02:30:17.850 --> 02:30:25.050

Paul Sysak: And Adam, how does you know this is a new design team work with paperwork and things like that.

1448

02:30:26.460 --> 02:30:27.240

Paul Sysak: Moving forward.

1449

02:30:27.360 --> 02:30:29.010

Adam Kaufman: I'm sorry, Paul, what was the question.

1450

02:30:29.910 --> 02:30:39.480

Paul Sysak: You know design team on this project. How does, how does that work, moving forward, obviously escrow. You know, this is a continuation of a car.

1451

02:30:42.090 --> 02:30:46.020

Paul Sysak: But is it necessary to file new site plan applications and things like

1452

02:30:46.050 --> 02:30:49.110

Adam Kaufman: Oh no, you will. This has been

1453

02:30:50.550 --> 02:30:53.460

Adam Kaufman: It has not been more than a year since the board.

1454

02:30:54.960 --> 02:30:59.580

Adam Kaufman: Was last it before the board. So we're just continuing the last, the last one that

1455

02:31:00.450 --> 02:31:04.980

Paul Sysak: That the new a new E f is not necessary, all that stuff. No.

1456

02:31:05.100 --> 02:31:13.440

Adam Kaufman: No. The project is not all that different. So you don't need. I think we can use it, it's essentially the same. OK.

1457

02:31:16.380 --> 02:31:25.350

Jaclyn Tyler: And then. So my understanding, and I'm also that, so there's nothing further we can move forward with the planning board until we receive the variants for the compact spaces.

1458

02:31:25.380 --> 02:31:27.300

Jaclyn Tyler: Is that, well, you can convert as their own.

1459

02:31:27.390 --> 02:31:27.960

Jaclyn Tyler: You think and

1460

02:31:29.070 --> 02:31:30.360

Adam Kaufman: Then continue but I think you

1461

02:31:30.360 --> 02:31:40.920

Adam Kaufman: Would to be most expeditious address the comments that are in my mouth and the engineers memo while you're doing that, go to the IRB.

1462

02:31:42.030 --> 02:31:54.690

Adam Kaufman: And the zoning board and then you can come back, either before you're finished with that if you have some more information. We're all score come back when those, those are done, you know, however you want to processing.

1463

02:31:54.870 --> 02:32:05.190

Jaclyn Tyler: Yeah, we'll look at the schedule and see if perhaps we can align that Zb a meeting with the same time frame as you're planning board meeting. Yeah, perhaps, okay.

1464

02:32:06.060 --> 02:32:18.210

Paul Sysak: And I will add that there are a couple of proposed utility connections. I think there's a current well on site. We're going to be going on to municipal water that's in Bedford road. So that'll just be a utility service connection and then

1465

02:32:19.350 --> 02:32:34.140

Paul Sysak: We can render had gotten approved natural gas connection before the moratorium went into effect. So up to the gas meter on site. So that will be providing gas to the to the buildings.

1466

02:32:35.640 --> 02:32:35.880

Alright.

1467

02:32:38.730 --> 02:32:39.150

Larry Ruisi: The

1468

02:32:39.180 --> 02:32:47.970

Valerie B Desimone: Next, does it move it to being there and one June. Fourth, which I think you're gonna submission deadline for that and then July 2 August six, and then September 3

1469

02:32:49.140 --> 02:32:50.430

Jaclyn Tyler: Okay, thank you.

1470

02:32:50.940 --> 02:32:51.450

You're welcome.

1471

02:32:55.950 --> 02:32:59.670

Jaclyn Tyler: So you can fall just have just passed the job right, you're the second

1472

02:33:01.740 --> 02:33:02.130

Jaclyn Tyler: You say,

1473

02:33:03.390 --> 02:33:04.230

Jaclyn Tyler: July 2

1474

02:33:09.210 --> 02:33:12.090

Jaclyn Tyler: Is it the second and fourth Thursdays you all. I mean,

1475

02:33:14.460 --> 02:33:20.850

Valerie B Desimone: Typically, but in the summer months, we meet once to lie once August. I'm just something on the calendar now.

1476

02:33:21.390 --> 02:33:21.720

Okay.

1477

02:33:23.310 --> 02:33:27.150

Christopher Carthy: We typically meet on Monday night, are you referring to the CVA or the planning board.

1478

02:33:30.030 --> 02:33:30.630

Jaclyn Tyler: Planning Board.

1479

02:33:32.850 --> 02:33:33.150

Christopher Carthy: For the

1480

02:33:33.360 --> 02:33:36.780

Valerie B Desimone: Planning Board meets July 3 team and

1481

02:33:39.060 --> 02:33:40.560

Valerie B Desimone: August 3

1482

02:33:41.610 --> 02:33:43.560

Jaclyn Tyler: So perhaps we can try to aim for that.

1483

02:33:45.390 --> 02:33:45.660

Jaclyn Tyler: Okay.

1484

02:33:45.960 --> 02:33:47.880

Adam Kaufman: Yeah, I think that's the target.

1485

02:33:48.930 --> 02:33:49.290

Jaclyn Tyler: Right.

1486

02:33:53.790 --> 02:33:54.390

John Fry: Alrighty.

1487

02:33:55.200 --> 02:34:07.230

Valerie B Desimone: I definitely follow up with the VA secretary, because from what I understand, they have a lot of applications that have been coming through and with the Toronto virus, they haven't been as active with their meetings. I don't think we have been so

1488

02:34:12.390 --> 02:34:19.920

Jaclyn Tyler: Would we be at the July 13 meaning if we're able to get all of that, would we be able, would we be able to move forward with public hearing

1489

02:34:21.690 --> 02:34:25.050

Adam Kaufman: That depends on how all these

1490

02:34:26.280 --> 02:34:27.360

Adam Kaufman: Nice get addressed.

1491

02:34:27.390 --> 02:34:30.330

Adam Kaufman: So right board is comfortable than yes that's

1492

02:34:30.360 --> 02:34:31.080

Possible.

1493

02:34:32.520 --> 02:34:35.760

Christopher Carthy: Well, Susie BA hosting virtual meetings.

1494

02:34:36.720 --> 02:34:37.980

Valerie B Desimone: Yeah, doing that first

1495

02:34:37.980 --> 02:34:39.150

Valerie B Desimone: One. You're right at them.

1496

02:34:39.510 --> 02:34:39.930

Roland Baroni: They are

1497

02:34:40.200 --> 02:34:43.170

Adam Kaufman: They're doing it next month.

1498

02:34:44.460 --> 02:34:46.830

Adam Kaufman: Not that not in June, I believe, July.

1499

02:34:48.600 --> 02:34:49.170

Valerie B Desimone: June 4

1500

02:34:49.590 --> 02:34:50.760

Roland Baroni: So they're doing June 4

1501

02:34:50.820 --> 02:34:51.690

Adam Kaufman: Okay, good.

1502

02:34:51.750 --> 02:34:52.020

Yeah.

1503

02:34:53.910 --> 02:34:56.940

Jaclyn Tyler: Oh, we better get that application tomorrow. Is that right,

1504

02:34:59.340 --> 02:35:00.810

Roland Baroni: For for July, you won't

1505

02:35:01.110 --> 02:35:02.520

Roland Baroni: Know the June agenda.

1506

02:35:05.160 --> 02:35:05.610

Vinny Renda: Agenda

1507

02:35:06.750 --> 02:35:07.080

Jaclyn Tyler: Now,

1508

02:35:07.650 --> 02:35:14.160

Jaclyn Tyler: That we've missed the cutoff for June, so that, but they're saying they have a lot of applications. So we want to get in sooner than later to make sure we can make this

1509

02:35:14.160 --> 02:35:16.020

Jaclyn Tyler: A light agenda for evil to that.

1510

02:35:16.410 --> 02:35:27.690

Valerie B Desimone: Definitely cool Lori tomorrow. She's in the building department. She's working tomorrow. She's only part time and in two days a week, and I know she's in tomorrow, so make sure you reach out and you know coordinate with her.

1511

02:35:28.350 --> 02:35:29.940

Jaclyn Tyler: Okay. Will do. Thank you.

1512

02:35:30.390 --> 02:35:30.930

You're welcome.

1513

02:35:32.670 --> 02:35:33.990

Christopher Carthy: Thank you, folks.

1514

02:35:34.230 --> 02:35:35.640

Paul Sysak: Thank you so much. Hey,

1515

02:35:35.820 --> 02:35:37.740

Paul Sysak: Buddy. Nice to see you all.

1516

02:35:38.250 --> 02:35:39.150

Valerie B Desimone: You all here.

1517

02:35:39.360 --> 02:35:40.440

John Fry: Tonight all say, well,

1518

02:35:40.440 --> 02:35:41.040

Vinny Renda: Have a great night.

1519

02:35:44.160 --> 02:35:48.240

Christopher Carthy: Team members. Anything else anybody want to add before we make a motion to close the meeting.

1520

02:35:48.990 --> 02:35:53.670

Valerie B Desimone: Do you guys want to discuss that when you want to do the sidewalk for the fire department.

1521

02:35:58.020 --> 02:35:59.340

Valerie B Desimone: The fire department, the

1522

02:35:59.460 --> 02:36:02.790

Larry Ruisi: 10 farm.

1523

02:36:03.450 --> 02:36:04.200

Valerie B Desimone: Farm. Yeah.

1524

02:36:07.260 --> 02:36:10.920

Christopher Carthy: He said he'll have it marked by next Tuesday.

1525

02:36:11.370 --> 02:36:11.790

Correct.

1526

02:36:13.590 --> 02:36:14.220

Christopher Carthy: So,

1527

02:36:16.830 --> 02:36:23.520

Christopher Carthy: You know, I don't care. Whatever the board says I'm in town, every day, I'm busy. Every day, but I'm in town every day.

1528

02:36:28.590 --> 02:36:30.030

Steven's iPad: Anymore any morning. It's fine.

1529

02:36:31.380 --> 02:36:32.760

Steven's iPad: If that's okay with the rest of the board.

1530

02:36:33.510 --> 02:36:36.840

Adam Kaufman: And the board is looking to do it as a group, right.

1531

02:36:37.260 --> 02:36:37.620

Christopher Carthy: Yeah, I

1532

02:36:37.650 --> 02:36:43.980

Adam Kaufman: Just want to check with the town administrator, if that's you know something. He wants us to do. But I'll check with him.

1533

02:36:44.700 --> 02:36:45.810

Steven's iPad: To stay away from crease.

1534

02:36:48.090 --> 02:36:51.660

Steven's iPad: Excuse me. See, no, no. Just saying it's a good idea.

1535

02:36:55.980 --> 02:37:00.720

Christopher Carthy: Why don't we just do it by email because we wanted to. This can be a mute point I frankly

1536

02:37:00.750 --> 02:37:02.430

Adam Kaufman: Could be. Yeah, that's what I want to talk to him.

1537

02:37:02.880 --> 02:37:03.660

Valerie B Desimone: Fine. Okay.

1538

02:37:04.080 --> 02:37:07.890

Christopher Carthy: Alright, so I'll make a motion to adjourn the planning board meeting for the CD.

1539

02:37:08.670 --> 02:37:10.740

Christopher Carthy: A second Goodnight everyone