

WEBVTT

1

00:00:05.549 --> 00:00:06.060

Adam Kaufman: Okay.

2

00:00:06.690 --> 00:00:09.929

Christopher Carthy: Good evening, ladies and gentlemen, welcome to the planning board meeting of.

3

00:00:10.260 --> 00:00:26.490

Christopher Carthy: May 24 this evening we have with us planning board members Stephen sorrow Michael Pollack Jim Jensen very real easy will be joining us shortly, my name is Chris McCarthy with us also with town planner Adam councilman.

4

00:00:27.750 --> 00:00:39.810

Christopher Carthy: Now planning board Secretary, by the way, there's a moan and solving attorney Roland maroney and town consulting engineer looking for him, as he hear you now okay.

5

00:00:40.110 --> 00:00:41.760

Adam Kaufman: Oh there, it is just came in.

6

00:00:42.030 --> 00:00:49.260

Christopher Carthy: Okay sounds helping engineer Georgia melly and conservation board member any block anything for being with us today.

7

00:00:50.100 --> 00:00:50.790

Andy Block: happy to be here.

8

00:00:52.170 --> 00:01:01.170

Christopher Carthy: The first item on the agenda for this evening on is is is the approval of the Minutes from 810 2021.

9

00:01:02.880 --> 00:01:04.920

Christopher Carthy: Does anyone have any comments on those minutes.

10

00:01:07.920 --> 00:01:10.950

Christopher Carthy: i'll make a motion to approve the Minutes of making 2021.

11

00:01:11.970 --> 00:01:12.360

Steven Sauro: Second.

12

00:01:13.320 --> 00:01:13.920

Christopher Carthy: All in favor.

13

00:01:14.400 --> 00:01:14.790

I.

14

00:01:29.160 --> 00:01:33.870

Christopher Carthy: Do I have to read the notice of public hearing for the 124 we reopening that.

15

00:01:36.270 --> 00:01:37.080

Valerie B Desimone: Now, this is a new.

16

00:01:37.140 --> 00:01:39.150

Christopher Carthy: Publication it's a new publication OK.

17

00:01:42.480 --> 00:01:47.550

Christopher Carthy: OK, so the first item before us it's a public hearing is the paperwork, in order for that now.

18

00:01:49.980 --> 00:01:51.120

Christopher Carthy: No button here.

19

00:01:52.350 --> 00:01:52.860

Steven Sauro: you're muted.

20

00:01:54.360 --> 00:01:56.190

Valerie B Desimone: All people work is in order for this application.

21

00:01:57.750 --> 00:01:58.140

Christopher Carthy: Oh.

22

00:02:00.300 --> 00:02:05.760

Christopher Carthy: Well, you have the public notice yeah I can pull up certainly could you read it.

23

00:02:06.300 --> 00:02:07.590

Christopher Carthy: yeah Thank you.

24

00:02:25.020 --> 00:02:27.000

Christopher Carthy: Jim can you read the next one.

25

00:02:28.680 --> 00:02:30.540

Jim Jensen: Sure i'll let me find it.

26

00:02:30.720 --> 00:02:31.020

Ralph Alfonzetti: yeah.

27

00:02:31.140 --> 00:02:33.210

Christopher Carthy: I can see, can you read for two or three.

28

00:02:33.810 --> 00:02:35.220

Christopher Carthy: Absolutely okay.

29

00:02:36.540 --> 00:02:41.760

Valerie B Desimone: notices here by, given that the north Castle planning Board will hold a public hearing online at nc TV.

30

00:02:42.510 --> 00:02:52.710

Valerie B Desimone: And in our mock and thanks phil and nc TV cable 18 and verse 39 in North biplanes on Monday may 24 2021 at 7pm or soon thereafter.

31

00:02:53.010 --> 00:02:59.460

Valerie B Desimone: When any person may be heard in favor or against the 124 old mount kisco road subdivision of an existing lot.

32

00:02:59.790 --> 00:03:08.550

Valerie B Desimone: With one existing home and one damage tome into two lots located in the are 10 10,000 square foot and then a lot tonight zoning district.

33

00:03:09.060 --> 00:03:17.520

Valerie B Desimone: lot one is proposed to be 1616 square feet and lot to was proposed to be 7577 square feet.

34

00:03:18.030 --> 00:03:29.880

Valerie B Desimone: Both new lights are not zone as compliance and required the issuance of several variances the property is located at 124 old mount kisco road and known on the North Castle tax maps as.

35

00:03:30.540 --> 00:03:42.030

Valerie B Desimone: Section want to wait point one block 120 and located in the art and zoning district public comments can be submitted to planning at North Castle and white calm during the meeting.

36

00:03:42.390 --> 00:03:47.190

Valerie B Desimone: And invitation to the meeting will be given to you if you would like to provide live comments to the board during the meeting.

37

00:03:48.090 --> 00:03:52.950

Christopher Carthy: Thank you welcome Oh, do we have any notice neighbors present for this application.

38

00:03:53.400 --> 00:03:54.990

Christopher Carthy: No okay.

39

00:03:56.700 --> 00:03:57.180

Adam Kaufman: not yet.

40

00:03:57.600 --> 00:04:00.570

Adam Kaufman: Right in Korea Is there anyone else you need admitted to the meeting.

41

00:04:01.380 --> 00:04:10.470

Kory Salomone: I was just texting with frankie's supposed to be here, I just emailed them the invite and texted him that I just emailed the gym So if you see him pop up just bring him in please.

42

00:04:10.500 --> 00:04:14.130

Adam Kaufman: I see a frank, but I don't know if it's him we'll see you think that's him.

43

00:04:14.880 --> 00:04:15.630

Kory Salomone: i'm guessing.

44

00:04:17.820 --> 00:04:18.750

Kory Salomone: But I don't know.

45

00:04:24.090 --> 00:04:26.760

Adam Kaufman: That his apartment there looks like it right.

46

00:04:26.790 --> 00:04:28.860

Kory Salomone: I haven't been to the new apartment but it looks like it.

47

00:04:28.920 --> 00:04:31.230

Kory Salomone: I haven't seen it in the background once or twice before.

48

00:04:31.230 --> 00:04:34.650

Adam Kaufman: I think, so all right so let's assume that i'll join us when he can.

49

00:04:34.710 --> 00:04:34.980

Yes.

50

00:04:37.290 --> 00:04:41.460

Christopher Carthy: Alright, so what we have before us is, we have a.

51

00:04:44.070 --> 00:04:47.790

Christopher Carthy: I mean, I guess, for if you just want it for the sake of the public's into the public hearing.

52

00:04:48.240 --> 00:05:03.060

Christopher Carthy: just give us a brief overview of the project, again, for the sake of the public, and then we have a draft negative deck a draft for them and I subdivision resolution and a draft final subdivision resolution that we need to decide on.

53

00:05:04.890 --> 00:05:24.540

Kory Salomone: Sure, so i'm going to have Ralph share his screen and i'll just quickly go over everything pretty straightforward application, the subject property is located at 124 old mount kisco road it's approximately 0.4 acres and is located in the ar 10 zoning district.

54

00:05:25.920 --> 00:05:35.520

Kory Salomone: Currently it's improved with two single family homes both were built by prior to the zoning code one was a built in 1850 the other.

55

00:05:37.590 --> 00:05:43.860

Kory Salomone: The one located at 124 all my kids go road as opposed to 124 at the White House.

56

00:05:45.120 --> 00:05:48.390

Kory Salomone: was burned partially in a fire, maybe, about a year and a half ago.

57

00:05:49.710 --> 00:05:56.760

Kory Salomone: Right we're off as identifying we last appeared before your board and we appeared to set the public hearing, two weeks ago, but a month ago.

58

00:05:57.030 --> 00:06:02.910

Kory Salomone: But when we first appeared in February 22 we had discussed two possible paths forward for this.

59

00:06:03.480 --> 00:06:12.360

Kory Salomone: And we ultimately got the recommendation to the zoning Board of appeals to secure all the necessary variances that were required there's for for each property.

60

00:06:12.990 --> 00:06:25.530

Kory Salomone: appear before the zoning Board of appeals on April 1 and again received all the variances and so back here tonight, as you pointed up to conduct the public hearing on this on this matter.

61

00:06:26.310 --> 00:06:33.390

Kory Salomone: So yeah more than happy to answer any additional questions any of the board members of the public may have and then discuss the resolutions of approval.

62

00:06:36.000 --> 00:06:36.690

Christopher Carthy: Thank you for.

63

00:06:37.980 --> 00:06:39.960

Christopher Carthy: Is there anyone from the public, President this moment.

64

00:06:43.650 --> 00:06:46.380

Adam Kaufman: I just checked my email now there's no one present.

65

00:06:48.240 --> 00:06:49.350

Adam Kaufman: For requesting to comment.

66

00:06:50.340 --> 00:06:53.430

Christopher Carthy: board members do you want to add anything before we close the public hearing.

67

00:06:55.530 --> 00:06:58.290

Steven Sauro: That yet because i'm okay so far okay.

68

00:06:59.070 --> 00:07:01.500

Christopher Carthy: Jim are you open to closing the public hearing.

69

00:07:01.620 --> 00:07:02.280

Jim Jensen: Yes, I am.

70

00:07:02.550 --> 00:07:04.740

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

71

00:07:06.000 --> 00:07:06.450

Steven Sauro: A second.

72

00:07:06.840 --> 00:07:07.500

Christopher Carthy: All in favor.

73

00:07:08.040 --> 00:07:08.370

hi.

74

00:07:09.930 --> 00:07:22.410

Christopher Carthy: So now now before us, we have the decided to Dr Nick deck we have the preliminary subdivision so of course you have some questions on that you want to bring forward to the board or to Adam or Joe.

75

00:07:23.010 --> 00:07:26.130

Kory Salomone: Well, I spoke with that and briefly takes just a couple.

76

00:07:27.330 --> 00:07:35.940

Kory Salomone: You know, quick comments condition number 13 I believe it's 13 and both resolution certainly 13 in the final resolution that was highlighted.

77

00:07:37.800 --> 00:07:46.830

Kory Salomone: With respect to the sewer service and or septic I think if frank is here, he can speak to where we are and maybe Ralph can with where we are with getting the sewer approved.

78

00:07:47.400 --> 00:07:54.810

Kory Salomone: But you know, regardless of what we have to do, whether it be connected the sewer main which I believe is what the plan is since it's in the road now.

79

00:07:55.200 --> 00:08:09.150

Kory Salomone: Or you know show a septic the health department has to sign off on this before you know before the plot before they'll sign the platter the plaque can be filed so again just wanted to note that and Ralph do you want to comment on where we are with that.

80

00:08:09.150 --> 00:08:14.850

Adam Kaufman: Approval and maybe we don't really need that condition, you know, Joe, what do you think the health department.

81

00:08:15.120 --> 00:08:28.410

Adam Kaufman: They have to be satisfied they're either going to be at a point where they're going to sign the plat because the sewer is advanced enough that they're comfortable signing the plat or they're going to ask for the septic system so maybe we don't need that and what do you think.

82

00:08:31.830 --> 00:08:35.160

Joe Cermele: yeah as long as I do, we have it covered elsewhere in here.

83

00:08:35.970 --> 00:08:38.850

Adam Kaufman: That water, we had the health department after endorsed the plot.

84

00:08:39.960 --> 00:08:40.260

Kory Salomone: yeah.

85

00:08:40.770 --> 00:08:41.040

Right.

86

00:08:42.090 --> 00:08:43.260

Adam Kaufman: You think that's enough.

87

00:08:44.880 --> 00:08:47.850

Joe Cermele: yeah they're not going to endorse it without sewer water service.

88

00:08:47.970 --> 00:08:49.170

Joe Cermele: exactly correct.

89

00:08:49.380 --> 00:08:55.380

Adam Kaufman: Right and if it's if it's imminent corey and frank, you know we I think we all understand that yeah.

90

00:08:55.650 --> 00:09:00.390

Ralph Alfonzetti: You know the sewer just for a quick update the sewer obviously had been installed.

91

00:09:01.440 --> 00:09:08.070

Ralph Alfonzetti: it's also been tested all the manholes and the pipes have been tested with the health department with.

92

00:09:08.790 --> 00:09:22.650

Ralph Alfonzetti: keller's office with my office and all the pipes manholes past, I believe it has been surveyed We just need to submit the paperwork their health department for their final blessing, but everything everything's it's it's well on its way.

93

00:09:24.240 --> 00:09:27.330

Joe Cermele: out Do you know what you're doing with water for lot to a lot one rather.

94

00:09:29.970 --> 00:09:34.890

Joe Cermele: I assume it'll be a well, but you do know that you have the room for it with the neighboring septic systems.

95

00:09:35.130 --> 00:09:41.430

Ralph Alfonzetti: It can, I have to be a well i'm gonna have to look at that yeah we should I mean they have a well now so.

96

00:09:43.440 --> 00:09:51.450

Joe Cermele: right but it's, on the other side of the property just but, again, if you can't fit it, for whatever reason, the health department one appropriate and you won't have a subdivision so right.

97

00:09:54.750 --> 00:10:00.870

Adam Kaufman: So the board comfortable eliminating proposed condition 13 from both resolutions.

98

00:10:01.890 --> 00:10:16.020

Christopher Carthy: we're effectively, not so much eliminating as we are just cleaning up the language, because it boils down to that that w which is going to help is effectively going to do 13 once it by endorsing the plan directly on.

99

00:10:16.950 --> 00:10:18.750

Adam Kaufman: that's right it's covered elsewhere.

100

00:10:18.840 --> 00:10:19.110

Christopher Carthy: But.

101

00:10:19.260 --> 00:10:21.840

Adam Kaufman: I think 13 ends up being redundant.

102

00:10:21.990 --> 00:10:23.190

Christopher Carthy: Yes, i'm saying the point.

103

00:10:24.600 --> 00:10:25.740

Christopher Carthy: Number two okay with that.

104

00:10:29.340 --> 00:10:29.730

Jim Jensen: Yes.

105

00:10:30.450 --> 00:10:32.010

Christopher Carthy: We just simplified lens Michael.

106

00:10:32.400 --> 00:10:33.420

Christopher Carthy: Yes, okay.

107

00:10:33.630 --> 00:10:43.920

Joe Cermele: And just just so the Boards aware, if you, if you like, condition number five it speaks to exactly that you know, the need for well that need for a septic or or septic or seward so exactly.

108

00:10:47.070 --> 00:10:50.820

Adam Kaufman: Any other comments core you would like to dress with the board.

109

00:10:51.060 --> 00:11:04.050

Kory Salomone: Yes, I have one more comment um it's number two conditions 23 and while I certainly agree and understand that a rock shipping plan is going to have to be submitted at.

110

00:11:04.440 --> 00:11:10.500

Kory Salomone: At some point in time we don't know you know whether we're going to build this whether this property is going to be sold.

111

00:11:10.950 --> 00:11:26.700

Kory Salomone: You know what's going to happen, and I just I don't know why we would hold up the submission of the plat for this condition, I mean I you know prior to a building permit absolutely 100% you know think it's necessary just at this point, I think it's premature.

112

00:11:27.000 --> 00:11:27.870

Kory Salomone: Until I like to.

113

00:11:28.380 --> 00:11:32.430

Kory Salomone: Either move it to prior to building permit or just you know remove it from.

114

00:11:33.450 --> 00:11:34.290

Kory Salomone: This resolution.

115

00:11:34.950 --> 00:11:35.940

Frank: Side playing edition.

116

00:11:37.530 --> 00:11:38.100

Adam Kaufman: yeah.

117

00:11:40.020 --> 00:11:42.030

Joe Cermele: isn't that typically something reviewed by the board.

118

00:11:44.730 --> 00:11:46.260

Joe Cermele: I know it's relatively new to everybody.

119

00:11:46.920 --> 00:11:57.240

Christopher Carthy: Well, do we have cited site plan sublimation or or as a one way viewing site plan itself, I mean do we view it as part of subdivision or do we do it as part of.

120

00:11:57.240 --> 00:11:57.840

Joe Cermele: cycle this.

121

00:11:57.900 --> 00:12:05.430

Joe Cermele: This if this subdivision goes through, it could come in through our PRC right, and then the board wouldn't see it that's right.

122

00:12:05.490 --> 00:12:09.960

Christopher Carthy: So, Joe we could put a condition on this plan, instead of by removing that.

123

00:12:10.980 --> 00:12:19.440

Christopher Carthy: condition we could put a condition on the plan that any development in this subdivision will come back to the planning board, so we can control that.

124

00:12:19.770 --> 00:12:21.120

Adam Kaufman: The code doesn't necessarily.

125

00:12:21.120 --> 00:12:34.260

Adam Kaufman: require that certainly fits in front of the planning board, you would a site plan you would review that chipping permit, but there are provisions in the code if it doesn't, then the parent is issued by the building department.

126

00:12:37.620 --> 00:12:41.910

Adam Kaufman: So maybe maybe the most appropriate way to deal with it is to move it to the.

127

00:12:42.270 --> 00:12:46.110

Adam Kaufman: conditions and say it's either going to be reviewed by the planning board or.

128

00:12:46.290 --> 00:12:48.120

Adam Kaufman: A plan review or the building department.

129

00:12:49.290 --> 00:12:51.720

Adam Kaufman: When when a building permit is requested.

130

00:12:55.020 --> 00:12:55.470

Christopher Carthy: here.

131

00:12:57.420 --> 00:12:58.800

Christopher Carthy: Something going on here.

132

00:13:08.610 --> 00:13:12.660

Christopher Carthy: there's tremendous like noise in the background, my office scary.

133

00:13:13.830 --> 00:13:14.700

Christopher Carthy: What happened.

134

00:13:15.510 --> 00:13:16.290

Adam Kaufman: You need a minute.

135

00:13:16.650 --> 00:13:19.020

Christopher Carthy: yeah I just it's almost sounds like.

136

00:13:21.750 --> 00:13:29.910

Christopher Carthy: I don't know what to make it was something somewhere else in the building, but some noise was made it sounded not good all right.

137

00:13:31.980 --> 00:13:34.920

Adam Kaufman: Okay, if you need to stop just let me.

138

00:13:34.920 --> 00:13:38.040

Christopher Carthy: know, thank you, I just don't know what to make of that but i'm gonna let it go.

139

00:13:39.150 --> 00:13:43.170

Christopher Carthy: It wasn't in my space within another space in the building, but something just happened.

140

00:13:44.310 --> 00:13:46.170

Christopher Carthy: Okay i'm sorry.

141

00:13:47.760 --> 00:13:51.570

Adam Kaufman: Okay, we were talking about what to do with potential condition.

142

00:13:53.160 --> 00:13:57.630

Adam Kaufman: wet and the timing of when we would expect to see that blasting or chipping permit.

143

00:13:58.650 --> 00:13:59.340

Adam Kaufman: You know.

144

00:14:01.320 --> 00:14:01.650

Adam Kaufman: either.

145

00:14:03.240 --> 00:14:11.310

Adam Kaufman: Either planning board at the time of site plan approval, when a building permit comes in, via the rp RC slash building department or.

146

00:14:12.390 --> 00:14:15.360

Adam Kaufman: For when if it requires planning board site plan approval.

147

00:14:19.320 --> 00:14:21.450

Christopher Carthy: that's okay with me I don't know if we handle it that way.

148

00:14:24.840 --> 00:14:25.050

Adam Kaufman: i'm on.

149

00:14:25.830 --> 00:14:28.470

Steven Sauro: The Board prior to prior to issues of a building permit Adam.

150

00:14:29.310 --> 00:14:38.730

Adam Kaufman: Yes, that's right and the question is, we don't know if it's going to be reviewed by the planning board or just the building department depends on what the rp RC in the future determines appropriately.

151

00:14:38.760 --> 00:14:41.490

Steven Sauro: I think that's that's fine i'm okay with that.

152

00:14:42.870 --> 00:14:47.490

Adam Kaufman: Alright, so essentially we're going to move 23 to the other section at this point.

153

00:14:51.120 --> 00:14:52.650

Adam Kaufman: Joe is that OK, with you.

154

00:14:55.560 --> 00:15:00.210

Joe Cermele: yeah guys if it goes if it's through our PRC it would be ultimately reviewed by the billing department right.

155

00:15:00.420 --> 00:15:05.310

Adam Kaufman: right which which i'm sure you know, would also involve your office.

156

00:15:05.730 --> 00:15:06.480

Correct.

157

00:15:08.940 --> 00:15:17.850

Adam Kaufman: If there's nothing else on page two there's just a type of graph or page one, the third way is from the bottom, I have to delete the word with.

158

00:15:19.590 --> 00:15:20.790

Adam Kaufman: Another other than that.

159

00:15:21.960 --> 00:15:29.040

Adam Kaufman: I think the resolutions are okay, if you are ready to move forward, you first have to adopt an egg deck but.

160

00:15:29.310 --> 00:15:31.320

Christopher Carthy: Then you have to remember the conditions.

161

00:15:31.440 --> 00:15:32.070

Christopher Carthy: As part.

162

00:15:32.730 --> 00:15:33.180

Adam Kaufman: Of course.

163

00:15:33.210 --> 00:15:35.100

Christopher Carthy: Everything with every number okay.

164

00:15:36.600 --> 00:15:40.950

Christopher Carthy: So i'll make a motion to adopt the negative declaration.

165

00:15:42.300 --> 00:15:42.780

Steven Sauro: A second.

166

00:15:43.320 --> 00:15:44.100

Christopher Carthy: All in favor.

167

00:15:46.350 --> 00:15:53.190

Christopher Carthy: And then i'll make a motion to adopt the preliminary subdivision plat as amended.

168

00:15:54.240 --> 00:15:56.100

Steven Sauro: A second that as well, oh.

169

00:15:56.760 --> 00:15:57.450

Christopher Carthy: All in favor.

170
00:15:57.870 --> 00:16:03.300
Christopher Carthy: Aye and they'll make a motion to adopt the final subdivision plan as amended.

171
00:16:04.080 --> 00:16:04.560
Steven Sauro: Second.

172
00:16:05.370 --> 00:16:06.120
Christopher Carthy: All in favor.

173
00:16:06.300 --> 00:16:06.570
Aye.

174
00:16:08.850 --> 00:16:10.890
Christopher Carthy: Great everyone actually gentlemen.

175
00:16:10.980 --> 00:16:11.790
Frank: we'd like you.

176
00:16:11.910 --> 00:16:14.490
Kory Salomone: All right, thank you, thank you very much for your time really appreciate it.

177
00:16:14.850 --> 00:16:16.740
Kory Salomone: Good evening, maybe.

178
00:16:16.920 --> 00:16:17.610
Frank: Have a good night.

179
00:16:18.210 --> 00:16:18.600
Christopher Carthy: good night.

180
00:16:30.600 --> 00:16:34.050
Christopher Carthy: The next item before us is 100 business park drive.

181
00:16:38.820 --> 00:16:39.720
Jim Jensen: you're not going to read the.

182
00:16:39.750 --> 00:16:41.010
Christopher Carthy: public enemy is really.

183

00:16:41.850 --> 00:16:44.160

Christopher Carthy: about the paperwork, in order for this public hearing.

184

00:16:45.570 --> 00:16:47.310

Valerie B Desimone: And yes, it is all in order.

185

00:16:47.670 --> 00:16:52.290

Christopher Carthy: Thank you, well, I don't know if any notice neighbors here for this application.

186

00:16:53.640 --> 00:16:56.070

Adam Kaufman: I can now No, we cannot at this.

187

00:16:56.070 --> 00:17:01.260

Christopher Carthy: Point and Jim Jensen there's going to be the notice of public hearings Thank you you're welcome.

188

00:17:01.740 --> 00:17:12.690

Jim Jensen: I notice is hereby, given that the north case of planning Board will hold a public hearing online and ctv and an arm off and bank spill on and ctv cablevision at verizon 39.

189

00:17:13.230 --> 00:17:23.400

Jim Jensen: In Northwest planes on Monday may 24 2021 at 7pm or soon thereafter when any person may be heard in favor of or against the 100 business bark Dr.

190

00:17:23.850 --> 00:17:34.440

Jim Jensen: Amended site plan and wetland permit approvals to construct a 74,850 square foot warehouse with associated off street parking and landscaping improvements.

191

00:17:34.980 --> 00:17:50.550

Jim Jensen: The property located at 100 business park drive is approximately 11.3 acres in size and lies within the p Li zoning district and known on the North Castle tax maps as lot 10803 dash one dash 51.

192

00:17:51.450 --> 00:18:04.230

Jim Jensen: Public comments can be submitted to planning at North Castle and y.com during the meeting an invitation to the meeting will be given to given, if you would like to provide live comments to the board during the meeting.

193

00:18:05.610 --> 00:18:06.330

Christopher Carthy: Thank you, Jim.

194

00:18:07.350 --> 00:18:09.690

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

195

00:18:13.650 --> 00:18:13.980

Steven Sauro: Second.

196

00:18:14.610 --> 00:18:15.270

Christopher Carthy: All in favor.

197

00:18:15.750 --> 00:18:16.170

Aye.

198

00:18:19.290 --> 00:18:20.100

Christopher Carthy: All with us.

199

00:18:20.160 --> 00:18:25.350

Adam Kaufman: yeah well, we have to both paul's Is there anyone else that needs to be admitted at this point.

200

00:18:26.550 --> 00:18:27.570

Paul R. Sysak, RLA (JMC): I know, Adam I think it's.

201

00:18:27.570 --> 00:18:28.110

Adam Kaufman: Just okay.

202

00:18:30.030 --> 00:18:32.190

Paul R. Sysak, RLA (JMC): Everyone, are you chairman.

203

00:18:35.040 --> 00:18:43.080

Adam Kaufman: So I think at this point, make a brief presentation for the public i'll see if anyone has any comments and then go from there.

204

00:18:43.740 --> 00:18:45.630

Paul R. Sysak, RLA (JMC): Sure we'll just share the site plan real quick.

205

00:18:45.660 --> 00:18:47.100

Adam Kaufman: that'd be great well.

206

00:18:47.160 --> 00:18:48.060

Paul R. Sysak, RLA (JMC): You might put it up.

207

00:18:54.810 --> 00:19:04.380

Paul R. Sysak, RLA (JMC): Remember, members of the board, once again, for the record policy sack from GMC joined tonight by my associate Paul Dumont on behalf of a&r real estate.

208

00:19:05.550 --> 00:19:13.920

Paul R. Sysak, RLA (JMC): And we are here for 100 business park drive currently the property is 11 acres or so.

209

00:19:15.210 --> 00:19:24.270

Paul R. Sysak, RLA (JMC): It has an existing office building with warehouse space, and we are proposing a new 74,750 square foot.

210

00:19:25.530 --> 00:19:35.280

Paul R. Sysak, RLA (JMC): warehouse building to the southern portion of the property which is currently undeveloped and we have associated off street parking we've been.

211

00:19:35.820 --> 00:19:46.890

Paul R. Sysak, RLA (JMC): You for the ARV we've been before the conservation board a few times we've been before the zoning Board of appeals for a front yard variance and.

212

00:19:47.910 --> 00:20:05.310

Paul R. Sysak, RLA (JMC): we're just back before your board to you know discuss so plan approval, and you know the basis of this project is to accommodate additional off street or off site storage, that the applicant has throughout westchester county.

213

00:20:06.330 --> 00:20:09.780

Paul R. Sysak, RLA (JMC): In hopes of consolidating their business in the town of North castle.

214

00:20:11.220 --> 00:20:17.190

Adam Kaufman: yeah maybe just point out a few things on do you can you quickly just go through the elevations of the building, do you have that.

215

00:20:17.610 --> 00:20:18.480

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

216

00:20:23.490 --> 00:20:25.980

Paul R. Sysak, RLA (JMC): As paul's bringing that up i'll just talk about it.

217

00:20:27.360 --> 00:20:31.050

Paul R. Sysak, RLA (JMC): Basically, just a single story building that will have.

218

00:20:34.140 --> 00:20:42.570

Paul R. Sysak, RLA (JMC): One story which will, which will work with the new building, so that they can have there it is right there yep um it'll connect it, you know.

219

00:20:42.720 --> 00:20:46.320

Adam Kaufman: yeah maybe show the next planet actual color looks a little nicer.

220

00:20:46.530 --> 00:20:47.310

Paul R. Sysak, RLA (JMC): yeah there's the.

221

00:20:47.340 --> 00:20:48.420

Adam Kaufman: There we go yeah.

222

00:20:48.840 --> 00:20:53.460

Paul R. Sysak, RLA (JMC): So there you see it spatially you know in relation with the existing warehouse, which is to the left.

223

00:20:54.030 --> 00:20:59.880

Paul R. Sysak, RLA (JMC): There, their main parking areas, all the way to the north, which is the left or left most parking area may be.

224

00:21:00.510 --> 00:21:10.980

Paul R. Sysak, RLA (JMC): there's supplemental parking being proposed for the new warehouse to the south along the front of the building and we are proposed, or we are proposing to land bank parking future parking.

225

00:21:11.100 --> 00:21:13.410

Adam Kaufman: Why don't you show that, on the site plan pole.

226

00:21:13.620 --> 00:21:14.010

yeah.

227

00:21:21.360 --> 00:21:30.930

Paul R. Sysak, RLA (JMC): you're inside southern most area were proposing to land banks few parking spaces, so the right, we will be proposing that.

228

00:21:31.710 --> 00:21:41.970

Paul R. Sysak, RLA (JMC): driveway which will go around the whole property and there's two new car parts associated with this with another existing curb cut to the to the north to remain.

229

00:21:42.720 --> 00:21:49.050

Paul R. Sysak, RLA (JMC): last meeting we had discussed moving three of the parking spaces at the Center.

230

00:21:49.740 --> 00:21:59.760

Paul R. Sysak, RLA (JMC): The first proposed curb cut right in front of the new building, so that we can get a little bit more plantings in there and help some of the site distance long term with the growing in of the vegetation.

231

00:22:00.120 --> 00:22:13.290

Paul R. Sysak, RLA (JMC): And we're just going to locate the three to the south of that parking space area which we think we can come day pretty easily and after the last meeting we spoke to the ownership and they had no problem accommodating that request.

232

00:22:14.550 --> 00:22:26.010

Adam Kaufman: yeah I think generally what we're seeing is consistent with other buildings in in the business park and it fits in quite well and the applicant received a IRB approval for the building.

233

00:22:27.420 --> 00:22:35.580

Adam Kaufman: I think the only other point of interest that we didn't discuss at this point is across the street there's a potential new.

234

00:22:37.410 --> 00:22:51.330

Adam Kaufman: Drinking water well and the applicant, in this case is agreeing to restrict some uses on the site in the area of influence of that of that well so know.

235

00:22:52.080 --> 00:23:01.980

Adam Kaufman: Anything that could potentially pollute that that well the applicant is greed, not to put in that area, and you can see that, with the circles around the well on the site plan there.

236

00:23:03.150 --> 00:23:03.510

Adam Kaufman: So.

237

00:23:03.570 --> 00:23:06.510

Joe Cermele: Adam tonight to that point, do you know we're rolling do you know.

238

00:23:08.160 --> 00:23:18.450

Joe Cermele: The the 100 foot radius that's a an ownership area correct and then the 200 feet is control so it'd be an agreement for activities within 200 feet, but the.

239

00:23:19.590 --> 00:23:23.190

Joe Cermele: area within the 100 foot radius would have to be owned by the.

240

00:23:25.110 --> 00:23:30.330

Joe Cermele: Well, supply do we know how we're going to deal with that yet if it becomes necessary.

241

00:23:32.610 --> 00:23:37.200

Roland Baroni: Well, part of it is the right way, which the time homes yeah.

242

00:23:37.200 --> 00:23:41.280

Joe Cermele: majority of it is just that little sliver along the front of there by the driveway.

243

00:23:43.140 --> 00:23:43.590

Roland Baroni: yeah.

244

00:23:46.230 --> 00:23:51.060

Roland Baroni: hey I don't I we never got that far along if sal decides to.

245

00:23:52.170 --> 00:24:02.430

Roland Baroni: To use this well actually I don't think sal wants to use this exact well I think he wants to drill a new well next to it so maybe it would just be a little bit farther back.

246

00:24:02.610 --> 00:24:09.990

Joe Cermele: On okay and worst case, I guess, if the town did have to take ownership of that they were just granted easement for the access.

247

00:24:10.260 --> 00:24:11.460

Joe Cermele: Right right.

248

00:24:11.910 --> 00:24:12.180

Right.

249

00:24:17.520 --> 00:24:19.800

Adam Kaufman: At this point we don't have any public comments.

250

00:24:21.210 --> 00:24:21.570

Andy Block: So.

251

00:24:22.020 --> 00:24:29.430

Andy Block: it's Andy out i'm just gonna know for the audience of conservation board did.

252

00:24:30.720 --> 00:24:32.910

Andy Block: raise some concerns about the.

253

00:24:34.950 --> 00:24:44.850

Andy Block: The amount of tree removal that was that was going on here it's a fairly heavily wooded lot with some significant older trees that are going to disappear with this project.

254

00:24:46.290 --> 00:24:56.790

Andy Block: So I just wanted to put that out there, we otherwise approved the plan, but Adam, I have one question for you was there that the I forget the name of the River the stream that's in bad.

255

00:24:58.680 --> 00:25:00.960

Andy Block: Is that a State regulated, or is it the.

256

00:25:01.050 --> 00:25:02.550

Adam Kaufman: county county regulate.

257

00:25:02.580 --> 00:25:03.810

Andy Block: county regulated and.

258

00:25:05.010 --> 00:25:06.120

Andy Block: All of that squared away.

259

00:25:06.660 --> 00:25:11.490

Joe Cermele: they're going to have it's a stump sorry it's a State it's a State DC watercourse.

260

00:25:11.790 --> 00:25:14.460

Joe Cermele: And a county controlled stream.

261

00:25:16.110 --> 00:25:30.570

Joe Cermele: But they're not proposing any disturbance in the stream bed, we did ask for his confirmation of the DC just to make sure there are no permits required a I suspect there won't be, but they are within 100 feet, so the county will require a stream control permit.

262

00:25:33.720 --> 00:25:37.560

Joe Cermele: And that's you know those are conditioned to the resolution okay yep.

263

00:25:40.530 --> 00:25:41.190

Christopher Carthy: Thank you waiting.

264

00:25:47.250 --> 00:25:49.530

Christopher Carthy: For numbers anything to add to this application.

265

00:25:51.840 --> 00:25:56.820

Jim Jensen: want to discuss the concern that that the fire department raised about the access and flooding.

266

00:25:59.730 --> 00:26:04.350

Christopher Carthy: In terms of the one foot of water, not being willing to drive drive through one foot of water right.

267

00:26:04.620 --> 00:26:07.260

Jim Jensen: And then they're offering as the alternative if that's not.

268

00:26:08.520 --> 00:26:17.610

Jim Jensen: You know, I guess, they were their counter was since we couldn't I interpreted that as their their counter was that if we can't access the site then should it be sprinkled.

269

00:26:24.150 --> 00:26:25.890

Christopher Carthy: Joe do you want to talk with that.

270

00:26:27.420 --> 00:26:35.970

Joe Cermele: I I actually wasn't too clear on what their decision was they stay They noted that they wouldn't use the drive if it was flooded.

271

00:26:37.110 --> 00:26:43.290

Joe Cermele: But I you know, at the same time, they didn't say that, clearly, for me, anyway, that they were Okay, with the site, as it was laid out.

272

00:26:45.270 --> 00:26:50.970

Joe Cermele: And whether or not the sprinkler system was a requirement, because the drive might be flooded or was a recommendation.

273

00:26:52.260 --> 00:26:54.270

Joe Cermele: i'd like to have something a little more definitive from them.

274

00:26:55.860 --> 00:26:58.110

Joe Cermele: Again that's I think another condition of the resolution.

275

00:27:00.690 --> 00:27:02.790

Adam Kaufman: Well, we put it in in the.

276

00:27:04.080 --> 00:27:15.090

Adam Kaufman: In the body of the resolution as whereas is so we memorialized the comments there's nothing in the resolution that would go beyond what the building code requires.

277

00:27:15.660 --> 00:27:26.970

Adam Kaufman: So if the building code doesn't require sprinklers then at this point they're not the applicant is not obligated to do it unless something else is agreed to today.

278

00:27:28.740 --> 00:27:38.250

Roland Baroni: Well wasn't there a earlier piece of correspondence from the fire chief indicating that they would never access the building from that driveway.

279

00:27:41.310 --> 00:27:45.300

Adam Kaufman: I don't know rolling I know they said that they won't drive through the water.

280

00:27:48.510 --> 00:27:56.730

Roland Baroni: Now I seem to recall an earlier piece of correspondence where wasn't there at one point where instead of one foot of water and might have been as high as three foot three.

281

00:27:57.450 --> 00:27:59.940

Roland Baroni: Yes, and their comment was well, we never.

282

00:28:00.030 --> 00:28:02.610

Roland Baroni: we'd never access the property that way anyway.

283

00:28:03.990 --> 00:28:07.740

Roland Baroni: So once that still hold valid even whether it's three feet, or one feet.

284

00:28:08.250 --> 00:28:09.720

Joe Cermele: Did that did that were.

285

00:28:10.770 --> 00:28:13.320

Joe Cermele: In that scenario today require a sprinkler system.

286

00:28:14.280 --> 00:28:14.940

Joe Cermele: I don't remember.

287

00:28:15.090 --> 00:28:16.710

Roland Baroni: I don't think they mentioned that then.

288

00:28:17.190 --> 00:28:24.180

Paul R. Sysak, RLA (JMC): yeah I don't I don't think so either I think there was some flexibility with phil um you know, above and beyond the fire code.

289

00:28:24.930 --> 00:28:33.960

Paul R. Sysak, RLA (JMC): You know if a building is sprinklers you're allowed up to 300 feet of hose to the farthest point of a building from a pumper truck or whatever.

290

00:28:34.650 --> 00:28:44.460

Paul R. Sysak, RLA (JMC): But he was willing, even without a sprinkler building willing to give us 300 feet of hose So if you, you know if you look at the site plan and stop at the hundred foot.

291

00:28:44.910 --> 00:28:57.900

Paul R. Sysak, RLA (JMC): base flood elevation of 370 and run a hose from either side it's still less than 300 feet in every direction to that far this corner that's gonna that's going to be.

292

00:28:59.160 --> 00:28:59.520

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

293

00:29:01.320 --> 00:29:17.040

Paul R. Sysak, RLA (JMC): So you know, we had a neat we have an email or a one of our earliest iterations were filled didn't have an issue with five feet of flooding, believe it or not, you know in that back corner, just because we proved that we had less than 300 feet to that.

294

00:29:17.340 --> 00:29:21.870

Adam Kaufman: So Paul you're really you're talking exactly what rolling news is remember.

295

00:29:22.620 --> 00:29:23.790

Adam Kaufman: yeah yeah.

296

00:29:26.130 --> 00:29:27.210

Paul R. Sysak, RLA (JMC): yeah so you know.

297

00:29:29.490 --> 00:29:34.890

Paul R. Sysak, RLA (JMC): it's, you know as far as the building department is concerned.

298

00:29:35.940 --> 00:29:39.420

Paul R. Sysak, RLA (JMC): from early meetings with Rom a little over building inspector he you know.

299

00:29:40.350 --> 00:29:49.260

Paul R. Sysak, RLA (JMC): The New York state fire code doesn't speak to flooding at all, so he says it's a moot point as far as the building department is concerned, however.

300

00:29:49.800 --> 00:29:58.050

Paul R. Sysak, RLA (JMC): You know we're realistically, you know we have to get the input of the fire department and they're really you know they're not allowed to drive the truck through.

301

00:29:58.380 --> 00:30:05.400

Paul R. Sysak, RLA (JMC): That water, you know if it's an emergency, who knows what's going to happen in the heat of the moment, but, for whatever reason, you know.

302

00:30:06.900 --> 00:30:12.360

Paul R. Sysak, RLA (JMC): not damaging equipment they don't want to do that so that's why we went back and forth with phil and.

303

00:30:12.960 --> 00:30:23.190

Paul R. Sysak, RLA (JMC): Granted, Joe you know that, yes, there is some some coordination work that needs to be done with phil to get him satisfied and we're willing to make tweaks to the plan to to make him comfortable with it.

304

00:30:23.790 --> 00:30:25.950

Christopher Carthy: He also asked where the standpipes.

305

00:30:26.130 --> 00:30:34.470

Christopher Carthy: If you don't use sprinklers so he's not mandating sprinklers he but he does says, if you if there are no sprinklers will there be standpipes.

306

00:30:37.290 --> 00:30:42.420

Joe Cermele: Yes, I understand what you're saying boy, just like I wished his email was little bit more.

307

00:30:43.080 --> 00:30:45.030

Paul R. Sysak, RLA (JMC): A little vague and we were trying to yeah.

308

00:30:45.060 --> 00:30:58.470

Adam Kaufman: Exactly let's let's take a look at draft condition number two on prior to the signing of the site plan on page six of 12 I guess what we need to all ermine is whether or not that language is.

309

00:30:59.310 --> 00:31:03.000

Adam Kaufman: satisfactory, so it says as part of the prior approval for the existing facility.

310

00:31:03.600 --> 00:31:15.300

Adam Kaufman: The fire department designate certain areas for fire access and staging these areas Shelby illustrate on the site plan to the satisfaction of the town engineers, that is, that does that encompass look what we want.

311

00:31:17.190 --> 00:31:17.760

Adam Kaufman: addressed.

312

00:31:18.840 --> 00:31:20.220

Adam Kaufman: Or do we need to modify that.

313

00:31:22.080 --> 00:31:24.720

Joe Cermele: Do you want to add, you know something like and whether.

314

00:31:26.100 --> 00:31:28.230

Joe Cermele: it's a sprinkler system would be required.

315

00:31:29.550 --> 00:31:34.020

Joe Cermele: sprinkler standpipe system or something to that effect, to cover that into it.

316

00:31:34.650 --> 00:31:40.230

Adam Kaufman: yeah we can we just need to understand if that's something the applicants willing to do.

317

00:31:41.490 --> 00:31:41.670

Adam Kaufman: yeah.

318

00:31:41.760 --> 00:31:49.320

Joe Cermele: I just don't like I said the email from the chief wasn't as clear as I had hoped, so I just don't know.

319

00:31:49.560 --> 00:31:50.970

Joe Cermele: we're covered with the way it's written.

320

00:31:51.900 --> 00:31:52.800

Paul R. Sysak, RLA (JMC): yeah well.

321

00:31:52.890 --> 00:31:58.560

Paul R. Sysak, RLA (JMC): Just quick thing to consider is this is going to be, you know, with the exception of the bathroom and unheated building.

322

00:31:59.220 --> 00:32:03.960

Paul R. Sysak, RLA (JMC): So you know it's it's it seemed like the fire chief was.

323

00:32:04.290 --> 00:32:15.120

Paul R. Sysak, RLA (JMC): Okay, with the existing hydrants that are located within business park drive, so it didn't at least we got that sense from his email he wasn't expecting us to do another six inch hydrant spur.

324

00:32:15.480 --> 00:32:23.070

Paul R. Sysak, RLA (JMC): off the main and then bring it to the property so that's one question that was answered the you know the as far as.

325

00:32:24.270 --> 00:32:42.600

Paul R. Sysak, RLA (JMC): A fire suppression system it since this space is not going to be heated it can't be a water based system, so it has to be some sort of a chemical on you know, a system and then Paul did Kurt say that he was comfortable with with having a separate standpipe system or.

326

00:32:42.630 --> 00:32:50.580

Paul J. Dumont, PE: yeah I mean essentially the way I understood it in our conversations with the project architects sorry pulled him out for the record.

327

00:32:51.600 --> 00:33:04.020

Paul J. Dumont, PE: The way we understood it, based on our conversations with the project architect is that because it is an unheated space, it would be a dry system with the standpipe that's something that they would consider.

328

00:33:05.280 --> 00:33:13.680

Paul J. Dumont, PE: But again, you know it's Joe and Paul said it wasn't it wasn't clear if the fire department was you know, requesting that are requiring that from now.

329

00:33:13.770 --> 00:33:15.330

Adam Kaufman: Why are we different from the latest.

330

00:33:17.310 --> 00:33:22.590

Adam Kaufman: Communication from the fire chief I think you would like to see a standpipe so if that's something the applicant.

331

00:33:23.070 --> 00:33:33.690

Adam Kaufman: is willing to do and can be easily accommodated you know why don't we put that in as an option in this condition, I think that makes the most sense, and then we can figure that out with the chief.

332

00:33:35.310 --> 00:33:37.530

Paul R. Sysak, RLA (JMC): I think that that's fair Adam yeah you can.

333

00:33:38.580 --> 00:33:38.910

Okay.

334

00:33:42.870 --> 00:33:45.630

Adam Kaufman: Support amenable to that change.

335

00:33:47.010 --> 00:33:53.190

Christopher Carthy: We would what is exactly does a standpipe do standpipe you bring what a to the standpipe is that what happens.

336

00:33:53.280 --> 00:33:54.570

Christopher Carthy: yeah what is in standby.

337

00:33:54.630 --> 00:33:56.520

Adam Kaufman: director right but.

338

00:34:06.060 --> 00:34:07.440

Christopher Carthy: Okay i'm okay with that.

339

00:34:09.150 --> 00:34:09.870

Christopher Carthy: board members.

340

00:34:14.190 --> 00:34:20.760

Christopher Carthy: So, Jim I think that I think we've gotten to the bottom of the, the best way good the cheese comment.

341

00:34:22.140 --> 00:34:23.010

Jim Jensen: Yes, I agree.

342

00:34:27.390 --> 00:34:28.710

Christopher Carthy: Thank you, Jim for bringing that up.

343

00:34:32.730 --> 00:34:38.670

Christopher Carthy: So with that said i'm gonna go back to the agenda, I was looking at the fire chiefs comments.

344

00:34:42.330 --> 00:34:48.960

Christopher Carthy: So we have a near death before us, and we have a draft revolution, it was, I think the public hearing is still open, by the way.

345

00:34:49.260 --> 00:34:54.720

Adam Kaufman: Yes, it is, and there is no one who has asked to speak.

346

00:34:54.930 --> 00:34:57.930

Christopher Carthy: Okay, so i'll make a motion to close the public hearing.

347

00:34:58.770 --> 00:35:00.390

Christopher Carthy: i'll second all in favor.

348

00:35:00.960 --> 00:35:01.290

Aye.

349

00:35:02.970 --> 00:35:03.750

Christopher Carthy: and

350

00:35:06.120 --> 00:35:08.760

Christopher Carthy: i'll make a motion to adopt the draft negative declaration.

351

00:35:09.990 --> 00:35:11.010

Steven Sauro: i'll second that as well.

352

00:35:11.850 --> 00:35:12.570

Christopher Carthy: All in favor.

353

00:35:13.410 --> 00:35:18.870

Christopher Carthy: Aye and then i'll make a motion to a drop to adopt the draft resolution, as amended.

354

00:35:20.100 --> 00:35:20.640

Steven Sauro: i'll second.

355

00:35:21.300 --> 00:35:22.560

Christopher Carthy: All in favor Aye.

356

00:35:22.680 --> 00:35:27.510

Christopher Carthy: Aye excellent Thank you congratulations, good luck with the project.

357

00:35:28.350 --> 00:35:29.940

Paul R. Sysak, RLA (JMC): Thanks everyone, thank you.

358

00:35:30.540 --> 00:35:32.850

Paul R. Sysak, RLA (JMC): For this project, and I night.

359

00:35:32.910 --> 00:35:34.350

Joe Cermele: good night.

360

00:35:35.910 --> 00:35:41.370

Christopher Carthy: The next item before I said 15 03 old orchard street and.

361

00:35:43.710 --> 00:35:50.640

Christopher Carthy: We have Jerry barren landscape architect, do we have any any other professionals for this project.

362

00:35:51.390 --> 00:35:52.470

Adam Kaufman: yeah Dan house.

363

00:35:53.310 --> 00:35:54.510

Christopher Carthy: and hopefully here as well.

364

00:35:55.530 --> 00:35:56.220

Christopher Carthy: Your House.

365

00:35:56.910 --> 00:35:57.930

P Daniel Hollis: And i'm here.

366

00:35:58.170 --> 00:35:59.490

Christopher Carthy: Okay Hello Hello.

367

00:36:00.090 --> 00:36:03.420

P Daniel Hollis: Good evening all hopefully my team is here, I.

368

00:36:05.610 --> 00:36:21.900

P Daniel Hollis: REX good he is our project architect Jerry Barrett our landscape architect Dan hold our civil engineer Chris amundson is our

contractor and I think Mr Mrs rods off they were here, the last time, and hopefully they'll be here this time.

369

00:36:22.050 --> 00:36:27.150

Christopher Carthy: yeah we go for before we go any further, this is a public hearings have to go through the procedures.

370

00:36:27.480 --> 00:36:29.460

Christopher Carthy: of open I public hearing okay so.

371

00:36:29.880 --> 00:36:30.810

P Daniel Hollis: You have one that.

372

00:36:30.930 --> 00:36:32.490

P Daniel Hollis: One device in turning on another.

373

00:36:34.500 --> 00:36:39.960

Christopher Carthy: You can turn that off better now bows paperwork, in order for this public hearing.

374

00:36:40.770 --> 00:36:41.970

Valerie B Desimone: Yes, all paperwork is in order.

375

00:36:42.030 --> 00:36:44.100

Christopher Carthy: So thank you and.

376

00:36:44.880 --> 00:36:46.950

Christopher Carthy: Steve sorrows will read the notice of public hearing.

377

00:36:47.940 --> 00:36:53.850

Steven Sauro: Yes, Sir notices here by, given that the north Castle planning Board will hold a public hearing online at nc TV.

378

00:36:54.270 --> 00:37:07.440

Steven Sauro: And an arm lock and bank so on and ctv cablevision 18 and verse 39 in North white plains, on Monday may 24 2021 at 7pm or soon thereafter when any person may be in heard in favor of war against the.

379

00:37:08.700 --> 00:37:18.300

Steven Sauro: Old orchard street application to reprove the expired special use permit and wetland permit previously granted by the planning board to construct the lakeside captain.

380

00:37:18.720 --> 00:37:31.230

Steven Sauro: The property is located at one five or three old orchard street and known on the North Castle tax maps as a lot 123 point oh five dash one dash six four and located within the are one a zoning district.

381

00:37:32.040 --> 00:37:41.670

Steven Sauro: Public on this can be submitted to planning at North Castle and wide calm during the meeting and invitation to the meeting will be given if you would like to provide five comments to the board during the meeting.

382

00:37:42.840 --> 00:37:43.890

Christopher Carthy: Okay, thank you.

383

00:37:44.220 --> 00:37:44.850

Steven Sauro: you're welcome.

384

00:37:45.690 --> 00:37:48.000

Christopher Carthy: So i'll make a motion over the public your.

385

00:37:48.780 --> 00:37:50.370

Christopher Carthy: Second, all in favor.

386

00:37:51.030 --> 00:37:51.660

Steven Sauro: Aye Aye.

387

00:37:52.410 --> 00:37:57.120

Christopher Carthy: cream is the House, please just give us a again like us up to date on this and.

388

00:37:57.510 --> 00:37:58.260

Christopher Carthy: Certainly, you.

389

00:37:58.470 --> 00:37:59.430

P Daniel Hollis: know this is a.

390

00:37:59.940 --> 00:38:06.840

P Daniel Hollis: matter that was approved in 2017 for a prior owner and that approval lapsed and.

391

00:38:07.980 --> 00:38:11.760

P Daniel Hollis: 2018 for failure to comply with the conditions of approval.

392

00:38:12.960 --> 00:38:22.110

P Daniel Hollis: it's simply for the construction of a lakeside or cabin that had previously been approved a reinstatement of that approval.

393

00:38:22.650 --> 00:38:30.480

P Daniel Hollis: We comply with each and every condition of the special permit legislation of the town of North Castle and.

394

00:38:31.380 --> 00:38:39.720

P Daniel Hollis: we've had a sign off on this by the conservation board in writing and Mr Gagne the project engineer, who I mentioned a moment ago.

395

00:38:40.500 --> 00:38:54.270

P Daniel Hollis: appeared before the aarp on may 19 and came out of that with a satisfactory resolution, so that the project is sort of self explanatory and that it's the reinstatement of a prior approval.

396

00:38:55.350 --> 00:39:07.470

P Daniel Hollis: ready to answer, along with my team any questions about the actual plan Are there are any from the board or the public and then i'd like to talk for a minute about a couple of the conditions in the resolution.

397

00:39:08.910 --> 00:39:13.050

Christopher Carthy: Thank you so How did we squared away he.

398

00:39:14.340 --> 00:39:16.620

Christopher Carthy: assessor us versus the premise is.

399

00:39:17.250 --> 00:39:36.540

Adam Kaufman: Well, we talked to we brought us up at the last meeting the applicant acknowledge that there needs to be a primary use they're in the process of demoing and rebuilding the Interior and we left it that the the CEO for the lakeside cabin can't be issued until there's some primary principle.

400

00:39:37.020 --> 00:39:38.760

Christopher Carthy: Okay, good that's that's perfect.

401

00:39:38.910 --> 00:39:44.190

Christopher Carthy: yeah that's easy good board members, you have any questions about the application.

402

00:39:47.400 --> 00:39:49.650

Christopher Carthy: i'm doing many do we have anyone from the public here.

403

00:39:50.640 --> 00:39:51.300

Adam Kaufman: We do not.

404

00:39:53.340 --> 00:39:56.670

Christopher Carthy: Okay, Mr House you want to ask them questions about the resolution.

405

00:39:57.150 --> 00:40:06.600

P Daniel Hollis: And do, Sir, there are three conditions in the prior to the signing of the plat that i'd like to discuss one I think is an easy one number 11.

406

00:40:07.200 --> 00:40:15.660

P Daniel Hollis: which says, excuse me one second that the applicant shall provide documentation confirming that the existing fencing and roads on.

407

00:40:16.110 --> 00:40:29.370

P Daniel Hollis: nyc dp land is permitted to remain, to the satisfaction of the town attorney apparently those are roads of the dp that they belong to the dp and it's so stated on the plat.

408

00:40:30.540 --> 00:40:32.970

P Daniel Hollis: I think that might do away with that condition.

409

00:40:34.440 --> 00:40:36.390

P Daniel Hollis: With regard to condition seven.

410

00:40:36.390 --> 00:40:37.170

P Daniel Hollis: Book let's.

411

00:40:37.230 --> 00:40:38.340

Adam Kaufman: let's let's resolve.

412

00:40:38.580 --> 00:40:38.730

Adam Kaufman: That.

413

00:40:38.880 --> 00:40:40.350

P Daniel Hollis: damn yeah I do.

414

00:40:40.500 --> 00:40:41.730

P Daniel Hollis: Do one, at a time, fine.

415

00:40:41.760 --> 00:40:44.010

Adam Kaufman: yeah so so we had that on there.

416

00:40:45.420 --> 00:40:56.430

Adam Kaufman: As a carryover from the original approval and I don't know if that was satisfactorily addressed, so why wouldn't it need to be addressed at this point.

417

00:40:56.940 --> 00:41:05.010

P Daniel Hollis: Well, a building permit was issued for the cabin I mean that's the the part that's a little bit baffling with the conditions but.

418

00:41:07.980 --> 00:41:09.360

P Daniel Hollis: A solution that I have.

419

00:41:09.690 --> 00:41:13.410

Adam Kaufman: Sorry, so if that's the case, then, then that would have been submitted.

420

00:41:13.680 --> 00:41:14.100

Adam Kaufman: Right.

421

00:41:14.760 --> 00:41:15.690

P Daniel Hollis: It would seem so.

422

00:41:16.860 --> 00:41:30.150

Adam Kaufman: All right, so then let's I rather since I don't I can't say at this instant we have that documentation already why don't we leave it in, and if we have it in the file somewhere we'll just mark it as as satisfying.

423

00:41:30.870 --> 00:41:36.540

P Daniel Hollis: And I have a way to deal with the other two, which are numbers seven and 17.

424

00:41:37.620 --> 00:41:38.880

P Daniel Hollis: And they both deal with.

425

00:41:40.410 --> 00:41:47.160

P Daniel Hollis: Dealing with the dp and the DC and what I would like to do is to move those.

426

00:41:48.030 --> 00:41:57.030

P Daniel Hollis: To the prior to the issuance of a CEO since we can't get a CEO for the lakeside Kevin do we have a CEO for the main residents and.

427

00:41:57.510 --> 00:42:14.010

P Daniel Hollis: These conditions will be conditions of any approval that we get for the main residents, so if we move those to be coincident with the CEO for the main residents, being a condition for a CEO for the lakeside cabin I think that would satisfy all involved.

428

00:42:16.080 --> 00:42:16.920

Adam Kaufman: Well, I guess.

429

00:42:16.950 --> 00:42:17.670

Adam Kaufman: We need to turn.

430

00:42:17.730 --> 00:42:21.720

Adam Kaufman: turn to Joe there are these needed to.

431

00:42:21.930 --> 00:42:27.450

Adam Kaufman: be in place prior to allow the cabin to be built, I thought the answer.

432

00:42:28.080 --> 00:42:35.010

Joe Cermele: You would need covered under the general apart from the State in order to start construction and the service associated with that.

433

00:42:36.450 --> 00:42:39.390

Joe Cermele: We should get this determination from the dp.

434

00:42:40.710 --> 00:42:49.020

Joe Cermele: As to whether or not they need a permit, because if they do, obviously we want to have that before construction starts in a permits issued, so I think they they need to stay.

435

00:42:49.950 --> 00:42:55.950

P Daniel Hollis: In remove them to prior to issue into the building permit rather than signing of Plateau at a minimum.

436

00:42:58.920 --> 00:43:01.890

Joe Cermele: The sign a plan, well, we we just don't know what.

437

00:43:03.330 --> 00:43:05.370

Joe Cermele: What they need, you know if something.

438

00:43:09.420 --> 00:43:10.680

Dan: Just can I get some clarity.

439

00:43:10.740 --> 00:43:17.550

Joe Cermele: DC I know why should be relatively quick I think it's you know it's a basic you're not over an acre here right then you're over 5000 square feet.

440

00:43:18.510 --> 00:43:21.360

Dan: Well yeah we're over 5000 less than an acre right.

441

00:43:23.010 --> 00:43:31.380

Joe Cermele: So it's a basic you know swift it's just erosion and sediment controls and filing and then a lie that's that should be you know it's very it's relatively easy.

442

00:43:32.940 --> 00:43:38.100

Joe Cermele: The dp I know we've been down this road, once before I don't know if we have anything from them.

443

00:43:39.450 --> 00:43:44.040

Joe Cermele: You know what it was the prior owner saying whether or not a permit would be required from them.

444

00:43:46.350 --> 00:43:46.620

Joe Cermele: That.

445

00:43:46.650 --> 00:43:50.190

Joe Cermele: That may just be something you already have that we could just you know.

446

00:43:51.240 --> 00:43:52.260

Joe Cermele: issue to a new order.

447

00:43:53.100 --> 00:43:59.010

Dan: that's interesting in that before Mary galasso retired he she and I had a long conversation about it.

448

00:44:00.540 --> 00:44:13.200

Dan: And the best I can tell you this word of mouth because i'm telling you what I what she told me, obviously, but she was more interested in the full development of the property at the time that they get involved, in other words, when we get over that two week or number.

449

00:44:14.520 --> 00:44:24.150

Dan: She didn't seem to really care and somebody she said that about the cabin she had really no interesting get involved with the CAP and now she's no longer there.

450

00:44:25.470 --> 00:44:29.250

Joe Cermele: You don't have anything you like the word email so i'm going to select the box.

451

00:44:29.640 --> 00:44:33.390

Dan: i'm going to i'm going to look through it and see if she did take the time to write a letter.

452

00:44:34.980 --> 00:44:37.710

Dan: my gut instinct is that she probably didn't.

453

00:44:38.910 --> 00:44:41.310

Dan: But nobody knew, she was going to retire in a couple of years, either.

454

00:44:42.930 --> 00:44:47.550

Dan: But i'll see what we can find in maybe there's some records that they have on file at their offices.

455

00:44:51.210 --> 00:44:56.700

P Daniel Hollis: So we'll do the same thing with that, as we did with the 11.

456

00:44:59.340 --> 00:45:00.210

Joe Cermele: What do we do with number.

457

00:45:01.080 --> 00:45:03.480

P Daniel Hollis: yeah number 11 Adams going to check the file oh.

458

00:45:03.480 --> 00:45:07.260

Adam Kaufman: yeah we have this documentation someone already of course yeah.

459

00:45:10.590 --> 00:45:13.110

Christopher Carthy: But if they don't have it then they're gonna have to get it.

460

00:45:13.440 --> 00:45:13.980

Yes.

461

00:45:20.160 --> 00:45:36.510

P Daniel Hollis: What I was saying to just Speed things along, so we can move this project as quickly as possible because we've got a pretty big hole in the ground over there, that is, the danger is to move those conditions to prior to the issuance of a building permit.

462

00:45:37.830 --> 00:45:39.930

P Daniel Hollis: Because there's still a large measure of control.

463

00:45:43.740 --> 00:45:55.380

Christopher Carthy: And then, how does How does that expedite your construction line, whether you get it now, or you get it before building permit i'm just wondering how you see it as expediting the construction process.

464

00:45:55.620 --> 00:45:58.350

Christopher Carthy: I see with either one is a gating item and i'm wondering.

465

00:45:58.560 --> 00:46:03.510

Christopher Carthy: How it is that you have permitting process and in whether enter.

466

00:46:03.840 --> 00:46:05.280

P Daniel Hollis: Data REX for dinner.

467

00:46:05.700 --> 00:46:18.360

Dan: um you know what my my my thought on that whole thing is that the site work certainly would require some activity and some approvals, but right now what we're trying to do is get the box put on the existing foundation.

468

00:46:18.870 --> 00:46:25.770

Dan: We don't have to connect the sewer we don't have to build the ring we don't have to do a lot of things right away, but we need to get the cabin built.

469

00:46:25.980 --> 00:46:26.340

Because.

470

00:46:28.110 --> 00:46:45.180

Christopher Carthy: But could you even do that with the way these two gating item 717 of standing out assuming 11 and satisfied but 717 requires some additional effort on your part on the team's part when they hold up when they stop you from putting the box on the foundation.

471

00:46:46.080 --> 00:46:49.530

Dan: Well that's My point is that there's no disturbance necessary.

472

00:46:50.550 --> 00:47:00.120

Dan: No new me of whatever's out there is what they're going to work from it's a crane it's going to drop the parts down and the guys a bunch of guys, you know nailing it together.

473

00:47:00.210 --> 00:47:14.220

Christopher Carthy: can again and i'm not arguing with you what i'm trying to get at is Mr hollis and suggesting that he wants to put it before issuance of a building permit, can you put that box on that foundation without a building permit period.

474

00:47:15.390 --> 00:47:30.690

Dan: Well, once again i'm talking about a lot of things in happened last couple of months, but as I recall rob said he has not issue to stop work order on that property for them for the cabin in my misled on that or miss miss stating something.

475

00:47:31.740 --> 00:47:32.070

Dan: So that.

476

00:47:32.130 --> 00:47:32.610

P Daniel Hollis: I don't know.

477

00:47:33.300 --> 00:47:34.140

Adam Kaufman: I don't think there's a.

478

00:47:34.200 --> 00:47:37.020

Adam Kaufman: Stop work order but what's the relevance of that.

479

00:47:37.200 --> 00:47:40.050

Dan: Well, if he if he still if the building permits still active.

480

00:47:41.580 --> 00:47:42.900

Dan: Why can't we just pile.

481

00:47:43.170 --> 00:47:46.950

Adam Kaufman: On top of the family that's why that's why we're in this position, the building permit.

482

00:47:47.010 --> 00:47:47.850

Is not active.

483

00:47:48.960 --> 00:47:49.650

Dan: directory.

484

00:47:50.070 --> 00:47:52.350

Dan: I feel like we're in a circular discussion here because.

485

00:47:52.650 --> 00:48:02.550

Adam Kaufman: If you build the product we're still active that the the mirror if the building permit work still active, it would have also extended to special permit so they both can't be true.

486

00:48:02.580 --> 00:48:11.700

Dan: Fair enough, then, to get back to their original comment is we're not doing anything new down there other than working on an existing foundation.

487

00:48:13.410 --> 00:48:15.000

Adam Kaufman: you'll still need a building permit.

488

00:48:15.570 --> 00:48:20.310

Dan: But OK let's why can't we have a building permit to put the structure on the existing foundation.

489

00:48:20.880 --> 00:48:24.750

Joe Cermele: Why not, why not just file the noi not understanding.

490

00:48:25.050 --> 00:48:25.650

Joe Cermele: that's just a.

491

00:48:25.740 --> 00:48:27.270

Joe Cermele: filing with the state there's no.

492

00:48:28.290 --> 00:48:33.780

Joe Cermele: there's no stormwater management is just a you file an ally and you get it in five days, you have the permit.

493

00:48:34.830 --> 00:48:37.380

Dan: That would be a miracle five days anything I would stay.

494

00:48:37.380 --> 00:48:39.840

Joe Cermele: blessed that's their law you file it in five days if.

495

00:48:39.900 --> 00:48:42.120

Joe Cermele: You don't hear from you have a permit okay.

496

00:48:43.920 --> 00:48:45.390

Dan: The dp is another story, though.

497

00:48:46.050 --> 00:48:51.240

Joe Cermele: It is because they they prohibit impervious surfaces within 100 feet of a weapon or water and the.

498

00:48:51.300 --> 00:48:52.410

Joe Cermele: Water is ex-communist.

499

00:48:52.410 --> 00:48:53.370

Dan: Again, so that's why.

500

00:48:53.460 --> 00:48:57.480

Joe Cermele: I don't know they may say you don't need a permit but that's that's why we're asking the question.

501

00:49:02.580 --> 00:49:03.480

P Daniel Hollis: I don't know the answer.

502

00:49:06.360 --> 00:49:08.490

P Daniel Hollis: So, Dan what do we need to do here.

503

00:49:09.030 --> 00:49:11.580

Dan: We gotta go knock on doors okay.

504

00:49:12.180 --> 00:49:12.450

P Daniel Hollis: All right.

505

00:49:12.930 --> 00:49:16.530

Christopher Carthy: I just wanted to point out the reason I bring that up is, I think your solution.

506

00:49:17.010 --> 00:49:24.540

Christopher Carthy: Despite your best intentions wouldn't really solve your problem, and it was moved to be before building permit or before site plan.

507

00:49:24.900 --> 00:49:32.130

Christopher Carthy: In either case I started as a gating item and it wouldn't have permit you to do that construction process of move forward in any way.

508

00:49:32.370 --> 00:49:42.810

Christopher Carthy: that's that's all the point I was trying to make it so now, I think, Chad hope is right now, you have to address those gating items as quickly as possible in order to move forward.

509

00:49:43.830 --> 00:49:44.220

All right.

510

00:49:46.440 --> 00:49:48.060

Jeri Barrett: Just chime in a minute Gary buried here.

511

00:49:49.980 --> 00:49:54.120

Jeri Barrett: Dan whole I think I think that number seven I think we can easily take care of.

512

00:49:55.290 --> 00:50:06.060

Jeri Barrett: And to joe's point with the EP and a new impervious surfaces well if it was already permitted so, is it really a new impervious surfaces just a replacement in kind and.

513

00:50:06.210 --> 00:50:16.650

Joe Cermele: Then there may that piece of the document you know I don't I don't know what happened with the prior owner, whether whether we have something from the dp saying you don't need a permit that may very well be the case.

514

00:50:18.900 --> 00:50:19.800

Joe Cermele: But I don't have it.

515

00:50:20.010 --> 00:50:24.990

Jeri Barrett: I wouldn't I wouldn't consider it a new impervious surfaces impervious surface was there to begin.

516

00:50:26.520 --> 00:50:29.010

Jeri Barrett: We just replacing the net net zero.

517

00:50:30.480 --> 00:50:31.230

Jeri Barrett: Well we're gonna.

518

00:50:31.290 --> 00:50:36.000

Joe Cermele: Like that's my point, we should have there should have been something for the dp for the first one right.

519

00:50:36.630 --> 00:50:38.820

Dan: Oh yeah what before that was there was.

520

00:50:38.820 --> 00:50:43.020

Dan: One from the 19 at least as far back as 22,000.

521

00:50:44.700 --> 00:50:47.700

Joe Cermele: That, I think it's a phone call for the dp.

522

00:50:48.390 --> 00:50:48.900

Dan: i'm sorry.

523

00:50:50.040 --> 00:50:51.840

Dan: I think it's something cause.

524

00:50:51.960 --> 00:50:54.570

Joe Cermele: I think it's just something that needs to be verified with the dp.

525

00:50:55.680 --> 00:51:00.750

Dan: The surveys that show that the the cabin was there for a very long time.

526

00:51:01.680 --> 00:51:01.950

Right.

527

00:51:03.390 --> 00:51:07.140

Dan: The subdivision map when the city bought the property showed the cabin on.

528

00:51:10.860 --> 00:51:13.950

Dan: that's that's The point is that thing was been there for very long.

529

00:51:14.310 --> 00:51:21.900

Joe Cermele: That Dan that that could be a very quick argument than dp that's all we just don't have anything from them that that's all i'm saying.

530

00:51:23.430 --> 00:51:25.080

Joe Cermele: i'm just one on one opinion.

531

00:51:25.590 --> 00:51:28.950

Dan: No, no, no, you carry a lot of weight Joe.

532

00:51:29.820 --> 00:51:34.230

Joe Cermele: I don't know I don't know about that i'm just you know we have boxes to check off right if.

533

00:51:35.640 --> 00:51:44.820

Joe Cermele: If you look at the regs says you can't do this and well it doesn't say you can't do this they exclude impervious surfaces of the otter feet of water, a wetland with certain exclusions.

534

00:51:45.540 --> 00:51:57.300

Joe Cermele: And one of them may be, you know, there was something back here in the 1920s that doesn't exist anymore and you're putting something similar in this similar location, but I don't know that i'm not the dp they may say you know what you're right.

535

00:51:58.080 --> 00:51:59.280

P Daniel Hollis: But here's the.

536

00:52:00.510 --> 00:52:05.160

P Daniel Hollis: Going back to my freshman year in college and my logic course.

537

00:52:06.600 --> 00:52:21.990

P Daniel Hollis: There was a building permit issued it lapsed right in the air go the special permit laughs, but these conditions were conditions for the issuance of signing of the plat then so if there was a signing of a plat then there had to have been.

538

00:52:22.020 --> 00:52:24.720

P Daniel Hollis: The issuance of this documents by the dp.

539

00:52:24.930 --> 00:52:25.500

Joe Cermele: And maybe.

540

00:52:25.530 --> 00:52:30.900

Joe Cermele: We also had a very different owner that time with a little bit you know pulled a little more weight than I did.

541

00:52:42.840 --> 00:52:49.560

P Daniel Hollis: There wouldn't be anything, even with whatever weight was pulled by that prior owner nothing found its way into the files in the town.

542

00:52:51.450 --> 00:52:58.890

Adam Kaufman: It may have Dan I really just I don't think we're in a position if this material has been submitted, and we can confirm it.

543

00:53:00.090 --> 00:53:03.330

Adam Kaufman: What Joe and I are saying is DEMO market as as being.

544

00:53:03.510 --> 00:53:04.830

P Daniel Hollis: Okay right.

545

00:53:05.580 --> 00:53:07.020

Adam Kaufman: I think that's what we're all saying.

546

00:53:07.080 --> 00:53:07.560

Adam Kaufman: Joe Dr.

547

00:53:08.100 --> 00:53:09.990

Joe Cermele: misquoting line, no.

548

00:53:10.620 --> 00:53:12.690

Adam Kaufman: Okay, so that's that's what we need to do.

549

00:53:12.720 --> 00:53:24.090

Adam Kaufman: You know okay just you know if you could submit it to us again, then we can for this version this newly approved this new approval, you know we'll we'll put that in there.

550

00:53:25.140 --> 00:53:35.040

P Daniel Hollis: yeah I mean I don't know if Dan has it or Jerry but if the town can look in their files to see if anything was submitted to comply with that condition that would be great.

551

00:53:35.070 --> 00:53:36.450

Adam Kaufman: Or will do that too yeah.

552

00:53:36.480 --> 00:53:40.110

P Daniel Hollis: And then just if there's nothing there say by Monday.

553

00:53:40.470 --> 00:53:45.210

P Daniel Hollis: That Dan holden Dan hollis know that and we'll take appropriate actions to follow up.

554

00:53:46.260 --> 00:53:49.230

P Daniel Hollis: yeah that's fine that works Dan hope.

555

00:53:49.260 --> 00:53:52.440

Dan: yeah sure I mean i'll see what we have here and.

556

00:53:53.010 --> 00:53:58.590

Dan: A lot of stuff on on the legal action they took against Mr Edison in there.

557

00:53:59.490 --> 00:53:59.760

and

558

00:54:00.900 --> 00:54:02.850

P Daniel Hollis: Jerry buried that makes sense to you.

559

00:54:03.000 --> 00:54:03.330

Yes.

560

00:54:04.350 --> 00:54:04.920

P Daniel Hollis: REX.

561

00:54:07.410 --> 00:54:08.880

Rex Gedney: Yes, it does okay.

562

00:54:10.320 --> 00:54:11.970

P Daniel Hollis: we're good then as written.

563

00:54:13.320 --> 00:54:17.580

Adam Kaufman: This point Mr Chairman there's no one requesting to speak.

564

00:54:18.840 --> 00:54:23.820

Christopher Carthy: So Adam i'm just asking that you look into those conditions as quickly as possible so that we can.

565

00:54:24.900 --> 00:54:26.340

Christopher Carthy: facilitate the resolution.

566

00:54:28.500 --> 00:54:31.110

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

567

00:54:32.280 --> 00:54:32.610

Steven Sauro: Second.

568

00:54:33.300 --> 00:54:34.080

Christopher Carthy: All in favor.

569

00:54:34.590 --> 00:54:35.070

I.

570

00:54:36.120 --> 00:54:42.750

Christopher Carthy: And I think we have here a resolution, we did not change the resolution anyway correct.

571

00:54:44.670 --> 00:54:47.520

Christopher Carthy: We do not, we talked about it, but we didn't right.

572

00:54:47.700 --> 00:54:48.210

Correct.

573

00:54:49.860 --> 00:54:54.900

Christopher Carthy: And we have a draft resolution before us i'll make a motion to adopt the draft resolution.

574

00:54:56.430 --> 00:54:56.760

Steven Sauro: Second.

575

00:54:57.780 --> 00:54:58.620

Christopher Carthy: All in favor.

576

00:54:58.920 --> 00:55:05.730

Christopher Carthy: Aye excellent congratulations look forward to seeing this get done yeah.

577

00:55:05.760 --> 00:55:07.590

P Daniel Hollis: we'll hope we'll get this property in good shape.

578

00:55:07.800 --> 00:55:09.000

P Daniel Hollis: yeah Thank you very much.

579

00:55:09.330 --> 00:55:10.890

P Daniel Hollis: goodnight goodnight all.

580

00:55:11.010 --> 00:55:11.490

Joe Cermele: Right guys.

581

00:55:21.090 --> 00:55:24.420

Christopher Carthy: That is the end of our public hearing section for this evening.

582

00:55:25.470 --> 00:55:28.710

Christopher Carthy: The next side of before the 375 Main Street.

583

00:55:29.850 --> 00:55:32.970

Christopher Carthy: We have a draft at the deck and the draft resolution.

584

00:55:42.270 --> 00:55:43.170

Adam Kaufman: Just Yulia.

585

00:55:43.290 --> 00:55:46.680

Christopher Carthy: Tonight, and actually that public hearing still open, we close that one.

586

00:55:47.820 --> 00:55:48.840

Adam Kaufman: You.

587

00:55:50.400 --> 00:55:53.340

Adam Kaufman: We open the public I don't know if we ever close to do yeah.

588

00:55:53.670 --> 00:55:55.230

Christopher Carthy: We actually close up over here.

589

00:55:56.850 --> 00:55:57.120

Adam Kaufman: Okay.

590

00:55:57.570 --> 00:55:58.380

Valerie B Desimone: i'll look up the date.

591

00:55:59.130 --> 00:56:00.960

Christopher Carthy: That we did close it we didn't close it.

592

00:56:01.560 --> 00:56:06.330

Valerie B Desimone: We did close it I looked up a date in the system to confirm it so.

593

00:56:10.740 --> 00:56:12.750

Valerie B Desimone: You guys can start talking about the resolution I like.

594

00:56:13.110 --> 00:56:14.010

Christopher Carthy: Okay, thanks, though.

595

00:56:15.570 --> 00:56:16.260

Christopher Carthy: Keep it rolling.

596

00:56:18.840 --> 00:56:19.890

Christopher Carthy: So.

597

00:56:21.210 --> 00:56:21.930

Christopher Carthy: 375.

598

00:56:21.960 --> 00:56:26.580

Christopher Carthy: me and feel free to make a brief presentation to the board.

599

00:56:27.690 --> 00:56:42.690

Leo Napior: or so, since we were last before you, we did get all the requisite approvals from the town board we did have a chance to take a look at the draft resolution i'd spoken to Adam earlier today about two items, but I think actually both of those items were fine resolving.

600

00:56:43.740 --> 00:56:56.310

Leo Napior: The one condition that I just wanted to note was to increase the size of the sidewalk in front of the storefront to six feet, which we wouldn't have an issue with doing, with the exception being closest to the suddenly curb cut on Main Street.

601

00:56:56.790 --> 00:57:05.730

Leo Napior: The traffic engineer, would like to keep that at I believe it's 2511 or whatever it is so essentially the the sidewalk we'll just have to taper down in debt.

602

00:57:05.820 --> 00:57:06.990

Adam Kaufman: So okay.

603

00:57:07.560 --> 00:57:10.560

Adam Kaufman: yeah just feel facilitate the vehicles coming in right.

604

00:57:11.670 --> 00:57:12.450

Adam Kaufman: yeah correct.

605

00:57:12.900 --> 00:57:15.090

Christopher Carthy: Could you introduce yourself to the record, please.

606

00:57:15.450 --> 00:57:19.410

Leo Napior: Sure Leo napier with the love from apart from the crowd and perlstein attorney for the applicant.

607

00:57:19.800 --> 00:57:20.220

Christopher Carthy: Thank you.

608

00:57:20.250 --> 00:57:28.320

Adam Kaufman: What Leo was actually referring to is at one point you're talking about how wide the sidewalk should be in front of outdoor display.

609

00:57:28.650 --> 00:57:38.100

Adam Kaufman: So there was a discrepancy between the plan that said five feet and cover letter that said six, so the applicant is basically just said, six in front, it would be great.

610

00:57:38.820 --> 00:57:46.710

Adam Kaufman: The other issue Leo and I talked about earlier in the day, had to do with the landscaping on the front of the building the applicant was comes.

611

00:57:47.040 --> 00:57:52.290

Adam Kaufman: What the resolute draft resolution says is that they're the Foundation planting around.

612

00:57:53.130 --> 00:58:07.950

Adam Kaufman: His concern was if it was an n gram bed, the maintenance of that particular in the winter, I suggested that a box planter raised planter would also satisfy that condition so i'm assuming that Leo that's what you'd be most comfortable with.

613

00:58:08.010 --> 00:58:16.080

Leo Napior: will explore different options Adam but so long as it's subject to the administrative approval the planning department that will figure out something that we're guys in.

614

00:58:16.260 --> 00:58:18.780

Adam Kaufman: An address the content that's fine if the Boards okay with that.

615

00:58:21.210 --> 00:58:24.180

Valerie B Desimone: public hearing was closed march 22 like one one.

616

00:58:24.720 --> 00:58:25.350

Christopher Carthy: Thank you well.

617

00:58:26.550 --> 00:58:38.970

Adam Kaufman: I think everything's in order at this point the application obtained his all of his approvals from the town board that he needed the Afghan agreed to be co applicant for the lighting in on Main Street with.

618

00:58:39.420 --> 00:58:44.670

Adam Kaufman: That, so I think everything is in place at this point.

619

00:58:48.510 --> 00:58:50.100

Christopher Carthy: effect, you have to do the lighting.

620

00:58:53.490 --> 00:58:55.080

Christopher Carthy: board members anything to add here.

621

00:58:58.350 --> 00:59:01.500

Steven Sauro: How many lampposts did they decide on is that still up in the air.

622

00:59:01.920 --> 00:59:03.450

Adam Kaufman: I believe it's one correct.

623

00:59:03.810 --> 00:59:08.760

Leo Napior: it's actually it was two elements one down at the dinner, and one in between the.

624

00:59:08.790 --> 00:59:09.900

Adam Kaufman: Two right that's right.

625

00:59:10.170 --> 00:59:16.590

Steven Sauro: Oh, I don't I could be missing and i'm scrolling through the application I don't see him on the plans and maybe they're just not there yet.

626

00:59:16.800 --> 00:59:26.550

Leo Napior: The plans that were uploaded to the plane boards agenda or prior version of the plans that the actual plans are updated for when we went to town board that show those proposed locations.

627

00:59:27.300 --> 00:59:27.810

Steven Sauro: that's very.

628

00:59:28.920 --> 00:59:30.840

Leo Napior: there'll be subject to review by.

629

00:59:30.870 --> 00:59:32.070

Leo Napior: By Adam and Joe in the town.

630

00:59:32.280 --> 00:59:36.960

Adam Kaufman: And that's the final memorialized in condition five Steve so that.

631

00:59:37.440 --> 00:59:37.950

Steven Sauro: they'll put her.

632

00:59:38.370 --> 00:59:39.960

Adam Kaufman: they'll give us know that set of plans.

633

00:59:40.980 --> 00:59:43.110

Steven Sauro: Okay, I was just curious about the locations, but that's why.

634

00:59:44.010 --> 00:59:49.770

Leo Napior: So there's CT to your question there's one at the the corner and then one of the painting, but in between to curb cuts.

635

00:59:50.040 --> 00:59:51.480

Steven Sauro: And sounds great perfect.

636

00:59:52.650 --> 00:59:53.070

Steven Sauro: Thank you.

637

00:59:55.920 --> 01:00:05.520

Christopher Carthy: So if you do have raised planter House what would you do there and then you build a wall and have a stone veneer on the race platter what were you thinking to that.

638

01:00:08.040 --> 01:00:18.750

Leo Napior: Chairman Courtney I don't know that we have necessarily sorted out the details on that, so it may be an underground thing and then they figure out the maintenance issue, maybe then it stopped box planter It could be that it's a you know about.

639

01:00:19.380 --> 01:00:33.990

Leo Napior: built into the Foundation, so to speak, as a race planting bed i'm not quite sure I think Adams point was that it would you all would like to see something along storefront which our client and in theory has no issue with we'll figure out the details.

640

01:00:35.430 --> 01:00:40.920

Leo Napior: We just don't want to have continual plans dying or the winter, or have issues with the snow and ice mavens.

641
01:00:45.660 --> 01:00:47.880
Christopher Carthy: Or is there anything else you want to address here.

642
01:00:51.810 --> 01:00:58.710
Adam Kaufman: We should spend a minute talking about that, if the board doesn't think that something that's necessary we could take that out as well.

643
01:00:59.430 --> 01:01:00.690
Christopher Carthy: You mean the wave planter.

644
01:01:01.320 --> 01:01:02.010
Any planting.

645
01:01:03.210 --> 01:01:11.250
Christopher Carthy: No, I think the planting is nice when you say you bring up the site plan to just point out whether what we're talking about.

646
01:01:13.050 --> 01:01:14.610
Leo Napior: I can share my screen Adam if that.

647
01:01:14.610 --> 01:01:14.910
Adam Kaufman: yeah.

648
01:01:14.970 --> 01:01:15.750
that'd be helpful.

649
01:01:19.080 --> 01:01:20.160
Leo Napior: That all working for you.

650
01:01:20.580 --> 01:01:29.640
Leo Napior: yeah so right now we're not showing anything my my understanding of the comment was there was a request to add some planting along the Foundation along the storefront here.

651
01:01:31.290 --> 01:01:39.030
Leo Napior: Currently, we have the sales display right here, so I suppose, in theory, there would either be an engram planting bed alone this area here, or we would.

652

01:01:40.170 --> 01:01:44.670

Leo Napior: Do a race plan to whether that's a box planter or built in type item.

653

01:01:46.110 --> 01:01:54.780

Adam Kaufman: And the idea is to get some color and greenery along that front edge, and you know this is really where we need the board to chime in on well.

654

01:01:55.830 --> 01:01:57.630

Christopher Carthy: We got five foot wide.

655

01:01:57.750 --> 01:02:00.420

Christopher Carthy: sidewalk correct it.

656

01:02:00.900 --> 01:02:14.790

Christopher Carthy: changes every 636 36 feet so you've got 16 and the outdoor display is how deep is that, after display about 15 inches 18 inches.

657

01:02:14.880 --> 01:02:15.390

Adam Kaufman: two feet.

658

01:02:15.840 --> 01:02:16.350

Christopher Carthy: two feet.

659

01:02:16.440 --> 01:02:17.400

Leo Napior: At a maximum.

660

01:02:17.610 --> 01:02:27.060

Christopher Carthy: two feet or maximum so essentially the the born in the town is comfortable with a four foot walkway in front of the outdoor display.

661

01:02:27.270 --> 01:02:27.780

Adam Kaufman: that's right.

662

01:02:28.170 --> 01:02:35.910

Christopher Carthy: So note the planter than would have imagined could have a maximum projection of two feet.

663

01:02:36.060 --> 01:02:37.890

Adam Kaufman: that's exactly what I was envisioning yeah.

664

01:02:38.310 --> 01:02:49.470

Christopher Carthy: So what i'm asking the what i'm asking Leo is, if you consider this concerned about i'm not convinced, he has room to build the box when.

665

01:02:50.460 --> 01:03:05.190

Christopher Carthy: You build a box plant, you have a structure, you have a veneer and that structuring that veneer can easily pick up 12 inches or more, you know just to construct that wall for the plan.

666

01:03:06.510 --> 01:03:09.750

Adam Kaufman: yeah I don't I don't envision it being a wall Christopher.

667

01:03:10.050 --> 01:03:11.880

Christopher Carthy: Well, what would it be that.

668

01:03:13.080 --> 01:03:17.400

Adam Kaufman: It could be in a wooden structure, it could be just in a two foot wide.

669

01:03:18.630 --> 01:03:19.500

Adam Kaufman: Soil area.

670

01:03:20.160 --> 01:03:31.290

Christopher Carthy: know I know that would be if it were flat to the ground that if it's flush It makes sense, of course, that they can just use them, you know just prep the maceration have soil there and plan.

671

01:03:31.800 --> 01:03:43.950

Christopher Carthy: But if they're coming up with the box, how do you build a box that supports plans attractively would rots you know it gets wet it rots, how do you build a box that.

672

01:03:44.190 --> 01:03:45.270

Adam Kaufman: Are solutions.

673

01:03:45.330 --> 01:03:49.350

Adam Kaufman: You know i've seen composite material, you know planters.

674

01:03:50.730 --> 01:03:51.840

Adam Kaufman: Product exists.

675

01:03:52.920 --> 01:03:57.900

Adam Kaufman: You know, unless the board feels that that's not really the look that you want to go for that.

676

01:03:59.310 --> 01:04:04.410

Larry Ruisi: Excuse me out of where did the where did the request for the plan to come from.

677

01:04:04.740 --> 01:04:11.910

Adam Kaufman: This came from the requirement in the code to have a landscaped area around the building I can't say.

678

01:04:12.240 --> 01:04:14.220

Larry Ruisi: The sexual wrap around the building.

679

01:04:14.490 --> 01:04:15.840

Adam Kaufman: Yes, okay.

680

01:04:16.140 --> 01:04:17.010

Larry Ruisi: I you know.

681

01:04:17.040 --> 01:04:18.360

Adam Kaufman: You can modify that you.

682

01:04:18.750 --> 01:04:27.360

Larry Ruisi: It just it seems to me that putting a plan to there or in ground is going to be somewhat of a challenge.

683

01:04:27.870 --> 01:04:37.800

Larry Ruisi: And it's going to be a challenge, because you know you're going to be right up against the building, you know, in the summertime the heat coming off the building it's going to be pretty intense.

684

01:04:38.280 --> 01:04:46.050

Larry Ruisi: In the wintertime you know, unless you got evergreens in there nothing nothing's going to survive unless you put some type of cabbage in there.

685

01:04:47.280 --> 01:04:49.380

Larry Ruisi: You know I yeah.

686

01:04:49.770 --> 01:04:51.930

Larry Ruisi: yeah I just wonder if if it's.

687

01:04:52.350 --> 01:05:02.520

Larry Ruisi: If it's gonna the The fact of it is the intentions are good intention, but the practicality of it, I just wonder if it's really that realistic.

688

01:05:02.790 --> 01:05:03.150

Christopher Carthy: Like.

689

01:05:03.510 --> 01:05:06.240

Christopher Carthy: appreciate the right, so we have that concern.

690

01:05:06.270 --> 01:05:12.930

Adam Kaufman: Then we can eliminate that requirement and and we won't put that will take that out of the resolution.

691

01:05:14.040 --> 01:05:22.530

Christopher Carthy: I mean board members what Larry I think there's been a point where, if you can imagine, this masonry walkway coming up to a vertical masonry.

692

01:05:23.760 --> 01:05:30.420

Christopher Carthy: structure it might be neither just to keep it that way, as opposed to trying to force a plant or there that.

693

01:05:31.470 --> 01:05:33.780

Christopher Carthy: Unless it's really done well it's gonna be difficult.

694

01:05:34.920 --> 01:05:44.400

Steven Sauro: I also think that um I agree with with power statement, I also think that we should just give the applicant or the owner, the flexibility to put.

695

01:05:45.870 --> 01:05:56.790

Steven Sauro: planters in the given time of year given flexibility, in my opinion, and if if if that was my building I would run a couple of you know sprinkler sprinkler you know some little holes.

696

01:05:58.020 --> 01:06:07.110

Steven Sauro: outlets on them, you can blow them out in the winter and then for the summer and spring summer and fall, you have some beautiful planting in pots and that they can move us as they see fit.

697

01:06:07.920 --> 01:06:13.320

Steven Sauro: And I think it could be done very effectively but also given the applicant flexibility and not having them.

698

01:06:14.940 --> 01:06:17.670

Steven Sauro: To put a deaf a definitive two foot.

699

01:06:18.870 --> 01:06:19.350

Steven Sauro: planter.

700

01:06:19.620 --> 01:06:20.040

Right.

701

01:06:21.120 --> 01:06:27.150

Christopher Carthy: So Steve that I still think your point, I think I like what you're saying is well.

702

01:06:28.260 --> 01:06:39.210

Christopher Carthy: Your point then still speaks to giving the African the liberty to do as he pleases, but effectively the planning board is not mandating that screen the front of the building.

703

01:06:40.200 --> 01:06:42.480

Steven Sauro: that's that's my opinion yeah.

704

01:06:43.620 --> 01:06:53.580

Steven Sauro: I think that, again, you know the other gas stations that were recently rehabbed in the area they're absolutely beautiful and it makes you, you make they catch your eye, they want to go, so if they.

705

01:06:53.940 --> 01:07:02.250

Steven Sauro: Show states and up by fox in high school, you know they do a nice job on landscaping it, but it really is attractive and, but I do want to leave that up to the applicant.

706

01:07:03.270 --> 01:07:06.300

Steven Sauro: The owner I think it's in their purview to take care of.

707

01:07:07.380 --> 01:07:10.410

Steven Sauro: The front of the building with those kind of pots, as they see fit.

708

01:07:12.450 --> 01:07:13.920

Christopher Carthy: And we want to add something to that.

709

01:07:17.760 --> 01:07:19.740

Jim Jensen: I did you say, did you call me.

710

01:07:20.040 --> 01:07:24.060

Jim Jensen: yeah you know I like what Steve just offered I think that's a great idea.

711

01:07:25.290 --> 01:07:25.770

Christopher Carthy: Michael.

712

01:07:26.970 --> 01:07:27.570

Michael Pollack: i'm fine with it.

713

01:07:29.550 --> 01:07:41.460

Christopher Carthy: So that I think what we're saying is if I hear this correctly where we're back to larry's point which is, we are not going to mandate that there will be a planter in front of the building.

714

01:07:41.910 --> 01:07:52.680

Christopher Carthy: And we'll have a six foot walkway and it's up to the applicant to sort of that building is as he chooses its discretion.

715

01:07:57.600 --> 01:07:59.640

Christopher Carthy: Does anyone want to contradict that anyway.

716

01:08:00.090 --> 01:08:08.700

Jim Jensen: As he chooses or they'll be they'll be doing it will just be up to them to maintain it and give them some flexibility and how they do it.

717

01:08:09.060 --> 01:08:09.630

Christopher Carthy: I don't.

718

01:08:10.260 --> 01:08:10.770

Jim Jensen: I thought that's.

719

01:08:12.660 --> 01:08:14.190

Christopher Carthy: The way i'm hearing it is.

720

01:08:14.340 --> 01:08:19.470

Christopher Carthy: we're not mandating I mean I don't think it's physically demanding pots.

721

01:08:19.500 --> 01:08:19.740

Christopher Carthy: For.

722

01:08:19.800 --> 01:08:25.860

Steven Sauro: I agree, no, no that's that was not my intention, my intention is leave it up to the applicant to.

723

01:08:26.910 --> 01:08:35.130

Steven Sauro: maintain their property, at least in the front as they see fit, if I was my property I would you know, to give flexibility, I may want to put I may put eight eight.

724

01:08:35.760 --> 01:08:36.600

Steven Sauro: Large.

725

01:08:36.630 --> 01:08:38.010

Steven Sauro: pots out there, but that's just me.

726

01:08:38.520 --> 01:08:40.590

Steven Sauro: You know I hope they do it, but I don't want to mandate it.

727

01:08:41.820 --> 01:08:46.200

Jim Jensen: got it so if they chose not to that that would be that's their discretion is what you're saying.

728

01:08:46.620 --> 01:08:47.100

Correct.

729

01:08:48.540 --> 01:08:56.340

Larry Ruisi: And, and having said that, we do limit the length of the outdoor display that's a finite number, is it not.

730

01:08:58.680 --> 01:08:59.250

Leo Napior: For the town.

731

01:08:59.940 --> 01:09:00.960

Adam Kaufman: The town board approval.

732

01:09:01.470 --> 01:09:05.310

Larry Ruisi: Okay well okay fine we'll leave it there.

733

01:09:07.170 --> 01:09:13.710

Christopher Carthy: But the recommendation of the planning board is that that outdoor display does not exceed what show on the map.

734

01:09:13.920 --> 01:09:17.010

Adam Kaufman: was approved, it was approved the way it's depicted on the plane here.

735

01:09:17.070 --> 01:09:18.570

Larry Ruisi: Okay that's great Thank you.

736

01:09:22.980 --> 01:09:25.830

Adam Kaufman: So I think at the end of all that we're taking condition 16 now.

737

01:09:37.980 --> 01:09:39.990

Christopher Carthy: To so.

738

01:09:41.970 --> 01:09:42.930

Christopher Carthy: We have a.

739

01:09:44.070 --> 01:09:46.680

Christopher Carthy: Draft we have a draft decoration before.

740

01:09:50.280 --> 01:09:53.040

Christopher Carthy: i'll make a motion to adopt the draft negative deck.

741

01:09:54.960 --> 01:09:55.440

Larry Ruisi: Second.

742

01:09:56.190 --> 01:09:57.030

Christopher Carthy: All in favor.

743

01:09:58.740 --> 01:09:59.940

Jim Jensen: Aye you.

744

01:10:00.540 --> 01:10:05.580

Christopher Carthy: And i'll make a motion to a drop to adopt the draft resolution, as amended.

745

01:10:07.980 --> 01:10:08.490

Larry Ruisi: Second.

746

01:10:09.600 --> 01:10:10.410

Christopher Carthy: All in favor.

747

01:10:11.880 --> 01:10:12.510

Christopher Carthy: Thank you.

748

01:10:12.780 --> 01:10:14.970

Leo Napior: Thank you all very much for your title in this project.

749

01:10:15.060 --> 01:10:17.550

Christopher Carthy: you're welcome congratulations, in order to see it.

750

01:10:18.240 --> 01:10:19.800

Leo Napior: You got it take care.

751

01:10:20.430 --> 01:10:20.760

figure.

752

01:10:23.340 --> 01:10:27.240

Christopher Carthy: The next application before us as 250 70 spittle patent road.

753

01:10:29.670 --> 01:10:33.810

Adam Kaufman: yeah that's Jerry barracks he was your role where you are.

754

01:10:33.930 --> 01:10:34.260

Adam Kaufman: i'm just.

755

01:10:36.600 --> 01:10:36.900

Joe Cermele: gonna.

756

01:10:36.960 --> 01:10:38.250

Jeri Barrett: put up a map if it's okay.

757

01:10:38.730 --> 01:10:39.180

yeah.

758

01:10:40.290 --> 01:10:46.200

Jeri Barrett: Okay, good evening everyone i'm Gerry barren landscape architect or planner for the project and i'm here with Jim best.

759

01:10:47.460 --> 01:10:51.600

Jeri Barrett: General contractor for the problem property so we're here to.

760

01:10:53.070 --> 01:11:00.330

Jeri Barrett: Talk about the modification of to curb cuts, this is for the Gordon property at 250 70 patent road and everyone see my screen.

761

01:11:00.690 --> 01:11:01.590

Adam Kaufman: Yes, okay.

762

01:11:01.890 --> 01:11:19.260

Jeri Barrett: And it's that yellow area to large property it's a over 100 acres think about 114 acres and we're going to be talking about subject area, one which is here in subject area to this occurs in the vicinity of the mailbox to 35 East middle pattern and subject area to occurs.

763

01:11:21.030 --> 01:11:32.310

Jeri Barrett: in the vicinity of the mailbox to 57 So if you looked at the at the GIs map and the aerial photograph the existing curb cut on subject area to is right here.

764

01:11:32.820 --> 01:11:40.890

Jeri Barrett: And unfortunately it doesn't have very good sight distance going North at all and it's a it's a dangerous situation for the property.

765

01:11:41.310 --> 01:11:47.970

Jeri Barrett: And so the idea here is to move this curb cut down about 175 feet to this apex in the current in the road, you can see that apex.

766

01:11:48.660 --> 01:11:55.890

Jeri Barrett: And so to move it down here, and what that will do is allow good site distance and stopping distances in both directions, so we think that would be a.

767

01:11:56.730 --> 01:12:04.410

Jeri Barrett: benefit to the property and and benefit to the travelers on the road subject area, one is in the vicinity of 235 East middle patent.

768

01:12:04.800 --> 01:12:17.580

Jeri Barrett: And that's in this area, you can just about see it coming down through here and it occurs right in here, it also happens to occur in a slight apex in the road, and it does currently have good citing distance in both directions.

769

01:12:20.130 --> 01:12:28.860

Jeri Barrett: So we'll go to the next page is this is subject area one, and if you were.

770

01:12:29.880 --> 01:12:33.330

Jeri Barrett: out on East middle patent road I don't know if the Members had a chance to go out there.

771

01:12:40.110 --> 01:12:44.730

Jeri Barrett: In this is the, this is the existing curb cut that's going to remain but be modified.

772

01:12:46.110 --> 01:12:59.130

Jeri Barrett: And what's going to happen here is that some of this area, here we have a rock wall, this is going to have to be modified, but our view south is good going down our view north is good.

773

01:13:01.110 --> 01:13:07.380

Jeri Barrett: And again, this is the area i'm gonna go to the plan in a minute, but you can see, this wall here, this is where we're going to have to do some modifications.

774

01:13:15.450 --> 01:13:17.010

Jeri Barrett: So the idea here would be.

775

01:13:18.060 --> 01:13:22.170

Jeri Barrett: to modify the approach into the property.

776

01:13:23.580 --> 01:13:40.140

Jeri Barrett: Number one to create safer ingress and egress to the property but also it's been problematic on the property to get a large vehicle in there and or if there was ever an emergency, to a large fire vehicle, so what we tried to do is we try to use a typical fire vehicle.

777

01:13:41.190 --> 01:13:46.440

Jeri Barrett: that's about 45 feet long or so and we have an example Jim best is going to be contacting the.

778

01:13:47.250 --> 01:13:53.880

Jeri Barrett: The banks will fire department to talk about what their truck is, but he feels it's somewhat similar to this, but will be providing that.

779

01:13:54.750 --> 01:14:06.090

Jeri Barrett: To the concept was to to to take this walk out will salvage these stones and we'll build a new wall here our new wall style is going to match what's out there now.

780

01:14:06.600 --> 01:14:13.920

Jeri Barrett: And we'll take this wall out here and we'll kind of circle it in here we do show this 25th this road widening.

781

01:14:14.550 --> 01:14:27.960

Jeri Barrett: easement line that the town has, and we know from the town engineers memo, we have to make sure we're at least 20 feet away to the nearest point, including the pillars, so we have some adjustments to do to get that 20 feet, but work work close and we can certainly do that.

782

01:14:29.160 --> 01:14:36.480

Jeri Barrett: Another thing tanagers memo noticed, we had shown the drivers I attend feedback from the edge of the road and.

783

01:14:37.410 --> 01:14:42.720

Jeri Barrett: Joe had requested we go to 14 feet, I believe, so this is going to move back a little bit it is going to make.

784

01:14:43.230 --> 01:14:52.500

Jeri Barrett: You know, some slight adjustments here, but we think we have flexibility we think we can make all that work, so the idea would be this would be opened up, it would allow a large vehicle in.

785

01:14:52.860 --> 01:14:58.920

Jeri Barrett: There would be a gate into the main property new walls would match the existing walls to be pillars engaged with automatic gates.

786

01:15:00.180 --> 01:15:12.000

Jeri Barrett: gravel driveway is going to remain a gravel driveway it does require six tree removals to occur in this area to that's what you see those those red x's they need to come out.

787

01:15:13.890 --> 01:15:18.720

Jeri Barrett: But, all in all we think once it's done it's going to be a more attractive and a safer.

788

01:15:20.460 --> 01:15:28.290

Jeri Barrett: Such situation for the proper property subject area to is this is the existing curb cut now.

789

01:15:30.030 --> 01:15:45.540

Jeri Barrett: And, and this is where the limited sight testing site distances here, this is very difficult here so again, we want to move down to this apex but 175 feet south, we want to move down there and it would provide much better sighting and stopping this distances.

790

01:15:46.560 --> 01:15:50.550

Jeri Barrett: So the idea, there would be to abandon this curb cut fill in the wall section.

791

01:15:51.720 --> 01:16:04.260

Jeri Barrett: replant that with with with native trees to close that off and then what we would do is, we would put this new driveway in here and what happens is the grade falls off right here, so if you follow this road profile in here a bit.

792

01:16:06.330 --> 01:16:15.660

Jeri Barrett: He filed this this in and here's the, this is the profile going along with it, when you get to this point right in about here we're in about a nine foot filled in the area just drops off.

793

01:16:16.590 --> 01:16:24.180

Jeri Barrett: So what we would be doing there is, we would be constructing a double set of four foot retaining walls to shore that grade up and then.

794

01:16:24.930 --> 01:16:33.360

Jeri Barrett: And then fill that in and then, as we come in pretty much you can see the profile, you know, aside from getting into the property, where we have to do this, filling.

795

01:16:33.780 --> 01:16:36.720

Jeri Barrett: And, aside from this rock which is right here.

796

01:16:37.230 --> 01:16:44.100

Jeri Barrett: That we have to go through, but whatever rockets shipped out of here is going to be reused, to build these walls, but you can see it pretty much follows the great so.

797

01:16:44.370 --> 01:16:52.440

Jeri Barrett: we're pretty much following the grade for the rest of the way once we get up to about this area where the Justin home is will be matching lining great of the existing driveway.

798

01:16:53.850 --> 01:16:55.470

Jeri Barrett: So again, what we think that.

799

01:16:56.880 --> 01:17:04.170

Jeri Barrett: You know, once this is done, you can see you'll have very good citing distances in both ways coming to the driveway because of taking advantage of that apex.

800

01:17:05.250 --> 01:17:13.560

Jeri Barrett: In the in the roadway this area does require more trees, because this trees be removed this area is what it.

801

01:17:14.820 --> 01:17:16.230

Jeri Barrett: So we would be.

802

01:17:17.310 --> 01:17:26.460

Jeri Barrett: Having to remove 29 trees in this area and they're indicated here and they're listed, we note five of those 29 are already dead.

803

01:17:27.690 --> 01:17:32.430

Jeri Barrett: Many of those are ash, which, as you know, are in decline, some of them are volunteer Cedars.

804

01:17:33.810 --> 01:17:42.930

Jeri Barrett: But we have no problem with doing a more robust mitigation planting plan as Adam noted in his his memo we have plenty of opportunities on site to do that.

805

01:17:45.360 --> 01:17:50.460

Jeri Barrett: So that's how we would handle that and then you know these are the trees that would be removed.

806

01:17:50.850 --> 01:17:57.990

Jeri Barrett: primarily with you know lowering this area to the south, in order to get that sighting distance and unable to get that driveway to swing in.

807

01:17:58.980 --> 01:18:07.290

Jeri Barrett: We will go back and study the adjusting curb cut and the width of that curb cut to make sure we meet the 18 feet and what I think will be able to come up with something that'll work.

808

01:18:08.130 --> 01:18:18.150

Jeri Barrett: Because you're only need this, this could be like a stabilized grasp this doesn't have to be as wide you could do a stabilized scratch shoulder or something, the reality is.

809

01:18:18.390 --> 01:18:24.840

Jeri Barrett: An emergency vehicle or construction vehicle would only be coming in there on an occasional basis, so we think we can handle that.

810

01:18:25.950 --> 01:18:35.610

Jeri Barrett: We did do an erosion control plan, and you know it's the standard stuff this was the this that double retaining wall system that would be kind of like a boulder wall says says says them.

811

01:18:36.360 --> 01:18:43.950

Jeri Barrett: But there'll be anti tracking pads and so fences and you know all the standard things that you know will be doing Jim has been out there with.

812

01:18:44.490 --> 01:18:52.230

Jeri Barrett: With matt from Bebo associates working on the stormwater mitigation and where we're going to put the the infiltration says system and they've been doing some testing and they've.

813

01:18:52.560 --> 01:19:00.660

Jeri Barrett: found some good areas, so this is probably subject to change a little bit based on what they found on their field conditions when they were out there, so.

814

01:19:01.590 --> 01:19:15.150

Jeri Barrett: Again, we did receive both memos from the town planner and the town and an engineer, and we think we can work through those items to get this back up to speed, so we can come back to the board and move this along that any questions we're happy to answer.

815

01:19:15.930 --> 01:19:22.200

Adam Kaufman: And I think i'll just provide a little bit of background, the reason the planning board is seeing this is because.

816

01:19:22.620 --> 01:19:34.500

Adam Kaufman: East middle patent is a scenic road, so you have to approve this, I think, in general, what the outcomes are proposing is reasonable and in keeping with the character of the road, I don't I don't see what is being proposed.

817

01:19:35.550 --> 01:19:41.190

Adam Kaufman: I think it's compatible with what we see along that street and and the scenic designation.

818

01:19:43.470 --> 01:19:50.310

Adam Kaufman: I have some technical details and I think the biggest comment was on the tree removal and the replanting plan which Jerry addressed already.

819

01:19:54.900 --> 01:19:55.590

Christopher Carthy: If you want to ask.

820

01:19:59.370 --> 01:19:59.940

Christopher Carthy: My next.

821

01:20:00.450 --> 01:20:03.990

Steven Sauro: Next admission just show us what you're thinking about replanting.

822

01:20:07.320 --> 01:20:07.920

Jeri Barrett: We can do that.

823

01:20:08.310 --> 01:20:10.530

Adam Kaufman: How do you want to have do you want the next.

824

01:20:11.730 --> 01:20:21.300

Adam Kaufman: time we meet to be the public hearing and have a resolution, do you want to see it again before we do that Oh well.

825

01:20:21.330 --> 01:20:28.290

Christopher Carthy: I don't feel like this particular application, I need to see it again I think it's okay if they come to the public hearing with their.

826

01:20:29.310 --> 01:20:30.360

Christopher Carthy: proposed mitigation.

827

01:20:30.360 --> 01:20:36.930

Adam Kaufman: plan I think so, and if, for whatever reason, you know we're not at a point to adopt it, and then you can continue it.

828

01:20:42.750 --> 01:20:45.750

Christopher Carthy: Okay, so we'll look forward to seeing you at your public hearing.

829

01:20:46.590 --> 01:20:53.940

Jeri Barrett: Okay, that could be scheduled the Adam would you prefer that we would get some of our information updated or or can.

830

01:20:54.030 --> 01:21:04.440

Adam Kaufman: Yes, yes, we want you to update the plans and then with those updated plans that's what will hold the hearing on and have the draft resolution for consideration okay.

831

01:21:05.160 --> 01:21:08.880

Jeri Barrett: Very good, so when we get those put together i'll contact Valerie and let.

832

01:21:08.910 --> 01:21:10.800

Adam Kaufman: You know that we are right exactly yeah.

833

01:21:12.180 --> 01:21:14.580

Christopher Carthy: Thank you, thank you and I.

834

01:21:14.850 --> 01:21:18.480

Adam Kaufman: Nice job Joe anything we need to address on your end.

835

01:21:19.500 --> 01:21:22.230

Joe Cermele: No, I think, overall, this is a vast improvement from the.

836

01:21:22.350 --> 01:21:24.840

Joe Cermele: Existing curb cuts yep great.

837

01:21:25.590 --> 01:21:26.190

Joe Cermele: Okay well.

838

01:21:27.900 --> 01:21:28.560

Christopher Carthy: Thank you Jerry.

839

01:21:29.190 --> 01:21:30.240

Jeri Barrett: Thank you very much, tonight.

840

01:21:36.120 --> 01:21:40.230

Christopher Carthy: The next application before us and, once you can for a single patent road.

841

01:21:42.150 --> 01:21:42.600

Christopher Carthy: and

842

01:21:43.770 --> 01:21:45.300

Christopher Carthy: louie louie democrazy.

843

01:21:48.420 --> 01:21:50.220

Christopher Carthy: it's a discussion in the field change.

844

01:21:54.660 --> 01:21:56.340

Christopher Carthy: From the public to this application here.

845

01:21:56.370 --> 01:22:03.090

Adam Kaufman: Yes, yes, you have Christopher robin's in the waiting room so just let me know when you want me to admit them okay.

846

01:22:03.780 --> 01:22:08.220

Christopher Carthy: So Lou, are you prepared to make your brief presentation.

847

01:22:09.090 --> 01:22:12.960

Lou Demasi: Yes, yep is us Steve on.

848

01:22:14.460 --> 01:22:14.940

Adam Kaufman: Yes.

849

01:22:16.500 --> 01:22:20.910

Lou Demasi: Steve I don't see well there is okay right i'm going to share my screen.

850

01:22:24.990 --> 01:22:26.790

Lou Demasi: Let me know if you could see the site plan that's there.

851

01:22:29.430 --> 01:22:29.730

Lou Demasi: Yes.

852

01:22:31.680 --> 01:22:31.950

Okay.

853

01:22:33.000 --> 01:22:36.330

Lou Demasi: All right, um so what we're looking to do is basically.

854

01:22:38.730 --> 01:22:47.340

Lou Demasi: Take the septic system outside of the wetlands buffer area, which was here and relocated to this position here so just a simple shift.

855

01:22:47.880 --> 01:22:55.680

Lou Demasi: What we're trying to do is get out of the wetlands buffer because I know that was a point of contention, and also the board of health had asked us to.

856

01:22:56.100 --> 01:23:10.380

Lou Demasi: move it because they were not going to renew our permit for having it in the in the wetlands buffer so that that's the gist of the change that we're looking to do, and in doing that we're going to be lessening the area of disturbance.

857

01:23:12.840 --> 01:23:15.600

Lou Demasi: What lands mitigation that we're going to be doing with this plan.

858

01:23:16.920 --> 01:23:18.390

Lou Demasi: that's pretty much it in a nutshell.

859

01:23:23.040 --> 01:23:23.940

Lou Demasi: Am I still on.

860

01:23:24.180 --> 01:23:26.010

Christopher Carthy: was just not working okay.

861

01:23:26.670 --> 01:23:34.260

Joe Cermele: And with that board the because the buffer disturbance was reduced the wetland mitigation plan was you know.

862

01:23:35.880 --> 01:23:37.770

Joe Cermele: probably just as well yeah.

863

01:23:40.020 --> 01:23:40.800

Joe Cermele: This was this.

864

01:23:40.860 --> 01:23:44.370

Christopher Carthy: game plan along nice little patent landscape is.

865

01:23:49.710 --> 01:23:50.730

So.

866

01:23:59.490 --> 01:24:00.570

Lou Demasi: Can we see this plan.

867

01:24:01.710 --> 01:24:02.610

Adam Kaufman: Yes, okay.

868

01:24:03.480 --> 01:24:07.470

Lou Demasi: So we're proposing to put trees against this part of the road here.

869

01:24:12.300 --> 01:24:13.350

steve: Excuse me, I speak.

870

01:24:13.950 --> 01:24:14.730

Christopher Carthy: yeah course.

871

01:24:14.820 --> 01:24:28.980

steve: hi i'm the owner Steve Thank you Mr Chairman of the existing sightline where the septics going has existing plantings there now that we're going to maintain they're not going to be removed.

872

01:24:33.450 --> 01:24:36.750

steve: there's there's plantings and flowers along that wall.

873

01:24:38.160 --> 01:24:41.070

steve: That were that were there and native to the property.

874

01:24:46.020 --> 01:24:50.280

Adam Kaufman: yeah and you can see that approximate age of existing planting bed road.

875

01:24:56.370 --> 01:24:56.700

Christopher Carthy: Can.

876

01:24:58.830 --> 01:25:09.120

Christopher Carthy: Steve Lu are you done for a moment, yes, we have a member of the public who wants to speak on this Christopher robin's so at a miracle, please.

877

01:25:09.480 --> 01:25:10.170

Adam Kaufman: yep he's here.

878

01:25:16.890 --> 01:25:19.560

Christopher Carthy: Do you want to add something to the application, please.

879

01:25:21.570 --> 01:25:22.380

Adam Kaufman: Is connecting.

880

01:25:32.070 --> 01:25:34.620

Christopher Carthy: super super would you like to add something to the application.

881

01:25:35.640 --> 01:25:47.400

Christopher Robbins: Sure i'm on we turn my video you can actually see me okay so let's say we live directly across the street and were happy to jerry's old rotting house is going to be inhabited again and.

882

01:25:48.540 --> 01:25:54.480

Christopher Robbins: have someone there but we're worried because our well as clothes, we know from living across there for 10 years that it's.

883

01:25:55.050 --> 01:26:03.780

Christopher Robbins: A wetland site, I mean not now in the summer, especially during this drought, but it's wet constantly and that's probably why no one's ever tried to put anything in there.

884

01:26:04.170 --> 01:26:11.700

Christopher Robbins: And all this time, so our main concern is that are well is less than 100 foot from the property and it's not in the applications.

885

01:26:12.210 --> 01:26:15.960

Christopher Robbins: You know, we wrote a letter of support last time was public hearing and then.

886

01:26:16.470 --> 01:26:26.340

Christopher Robbins: had seen how many permissions they've gone through without our well being considered, so I know also minus river gorgeous worried about wetlands and it sounds like you're working with that I know.

887

01:26:26.970 --> 01:26:32.760

Christopher Robbins: Well, I don't want to speak for anyone else, but I know there's other people who are looking to who would like to comment but we just found out about the meeting today.

888

01:26:33.150 --> 01:26:48.780

Christopher Robbins: I think I was the only only one who is able to make sure I was here, so, in a nutshell, my concern is that our drinking water well is close to the site and and we do know that that areas often inundated with water and just.

889

01:26:49.980 --> 01:26:55.590

Christopher Robbins: We want neighbors, so we are drinking water destroyed because of it that's where we're sitting now.

890

01:27:00.060 --> 01:27:08.220

Christopher Carthy: So how can they improve this this epic wouldn't be approved by the p O H if if there were a well within 100 feet of the correct.

891

01:27:08.820 --> 01:27:25.410

steve: Exactly exactly it was checked out and the robins well is over 100 feet from the edge of the road, which is the minimum requirement for separation for septic to a well so it's it meets the standards of westchester county for separation.

892

01:27:26.730 --> 01:27:43.080

Joe Cermele: Chris is part of the design that the engineer would have soil testing performed witnessed by the health department that would lay out the not only this septic system but and well but joining wells on Jason properties, to ensure that all the setbacks are met.

893

01:27:45.630 --> 01:27:56.220

Christopher Carthy: Christopher robin's the Zen mind at ease I mean other words any in any part of worship fatality or like a normal computer building a house and somebody who has to build.

894

01:27:56.670 --> 01:28:08.100

Christopher Carthy: wants to develop a site, they would have to put their they would they would draw a 100 foot radius around the well to preclude any septic area within that that distance.

895

01:28:09.870 --> 01:28:20.730

Christopher Robbins: Right yeah I mean then main concern is it didn't seem like that happened because it wasn't listed on any of the applications and even with the buffer it's clear that there was a mistake made or it was within so.

896

01:28:22.050 --> 01:28:28.950

Christopher Robbins: Basically, we want someone to confirm and do the test to make sure that our water source won't be messed up.

897

01:28:31.080 --> 01:28:37.200

Christopher Robbins: And I understand what the rules are but it doesn't seem like everything happened according to plan, this time, so that's why we got concerned.

898

01:28:38.400 --> 01:28:39.870

Christopher Carthy: Okay, thank you so.

899

01:28:40.260 --> 01:28:50.970

Adam Kaufman: I don't think that's actually accurate I love the best I can tell you there's no wrong information ever presented it's just that the health department had a change in policy.

900

01:28:51.330 --> 01:28:53.550

Adam Kaufman: Where they previously permitted.

901

01:28:53.730 --> 01:29:02.910

Adam Kaufman: septic systems to be in the buffer and apparently now, the Commissioner has said that they won't do that so it's not like there was incorrect data being presented.

902

01:29:03.510 --> 01:29:05.610

Christopher Robbins: Okay, so it's more changing our.

903

01:29:06.000 --> 01:29:07.530

Adam Kaufman: At least that's the way I understand.

904

01:29:07.620 --> 01:29:10.590

Joe Cermele: And that's always been the case with regard to State wetlands.

905

01:29:11.160 --> 01:29:16.890

Joe Cermele: route, and you know this was somewhat of a surprise to us as well that they've extended that.

906

01:29:18.090 --> 01:29:20.040

Joe Cermele: restriction to local wetlands so.

907

01:29:21.120 --> 01:29:30.270

Joe Cermele: They you know it's in their purview to approve or deny, in this case, they denied it the applicant has revised the septic to comply with what they believe to be the new policy and the.

908

01:29:30.990 --> 01:29:39.720

Joe Cermele: relations that helped pharma will review it again, to ensure that it meets all the regulatory setbacks requirements design guidelines.

909

01:29:40.890 --> 01:29:45.300

Joe Cermele: And if it does, though, be permitted if it doesn't go get the night and i'll.

910

01:29:45.330 --> 01:29:45.870

Christopher Robbins: try again.

911

01:29:46.470 --> 01:29:51.990

Andy Block: and get the conservation board I wasn't aware of that change we do you know when that change was made.

912

01:29:52.500 --> 01:29:52.920

Joe Cermele: It don't.

913

01:29:54.240 --> 01:29:56.100

Andy Block: Was it within months or.

914

01:29:56.460 --> 01:29:57.840

Joe Cermele: I am.

915

01:29:58.740 --> 01:29:59.970

Andy Block: Does anyone Adam day no.

916

01:30:00.450 --> 01:30:01.320

Adam Kaufman: No, no there's no.

917

01:30:01.890 --> 01:30:04.380

Joe Cermele: Not codified there they're still well.

918

01:30:04.410 --> 01:30:09.990

Joe Cermele: they've been the health department's been updating their regulations for years and they've been promising new regulations for.

919

01:30:09.990 --> 01:30:10.350

years.

920

01:30:12.030 --> 01:30:24.750

Joe Cermele: The version, they have is is old and their policies, you know seem to be a little flexible right now, and at this point they they denied this because it was in a locally regulated well and buffer.

921

01:30:25.650 --> 01:30:30.060

Andy Block: So teams Adam that could impact, a number of things that we've been recently reviewing.

922

01:30:32.310 --> 01:30:34.680

Joe Cermele: Potentially and with that new with that new.

923

01:30:34.800 --> 01:30:36.750

Joe Cermele: You know interpretation from the health.

924

01:30:36.750 --> 01:30:51.300

Joe Cermele: department we're certainly keeping that in mind too is we see new applications coming before us and making making the applicants aware that they need to approach the health department for approval of septs and expansion areas within a weapon buffer local or state.

925

01:30:55.350 --> 01:30:59.700

Christopher Carthy: is crucial rob is well on the site plan anywhere.

926

01:31:06.450 --> 01:31:08.580

Lou Demasi: I don't see on the site plan now.

927

01:31:14.340 --> 01:31:20.070

steve: It it's on the application to the health department, because it's located on that application.

928

01:31:21.960 --> 01:31:23.490

Christopher Carthy: Is that include a site plan.

929

01:31:23.970 --> 01:31:24.810

steve: Yes, it does.

930

01:31:25.050 --> 01:31:27.330

Christopher Carthy: I said you just not showing you here.

931

01:31:28.020 --> 01:31:28.740

No.

932

01:31:36.360 --> 01:31:37.740

Christopher Carthy: robins are you okay with it.

933

01:31:38.520 --> 01:31:45.180

Christopher Robbins: Well, I guess, just to make sure we, I mean, as the application to the health department, can we see the application.

934

01:31:48.390 --> 01:31:56.280

Christopher Robbins: Just because it's all day which could impact our future, with no mention of our well and I understand the regulation within 100 foot, but it seems.

935

01:31:56.610 --> 01:32:07.380

Christopher Robbins: As people are making the calculations, I mean when I measured it, it was definitely less than 100 foot property line if you go over the Hill and back down instead of straight across i'm sure you can pull more than 100 foot out of that.

936

01:32:09.180 --> 01:32:15.570

Christopher Robbins: But it's so close to that line where my measurement fell one thing, where I just found a flat area to measure.

937

01:32:16.680 --> 01:32:30.150

Christopher Robbins: And that it's not on this, the only drawing I have access to or any basically any drawing I have access to our plans have access to there's no mention, so my concern is just all these approvals are happening without knowing that they're like drinking water well for our family.

938

01:32:31.290 --> 01:32:31.950

Christopher Robbins: nearby.

939

01:32:32.130 --> 01:32:37.290

Christopher Carthy: lose you the whole application so plainly you're submitting available pull up.

940

01:32:37.980 --> 01:32:39.270

Lou Demasi: I do not know, I do not.

941

01:32:40.650 --> 01:32:42.030

steve: Take Can I make a comment, please.

942

01:32:45.150 --> 01:32:47.250

steve: I believe, if i'm correct.

943

01:32:48.270 --> 01:32:55.830

steve: The health department came came out and and met with Mr Robinson looked at the location of as well sort of familiar with, where it is.

944

01:32:56.340 --> 01:33:08.880

steve: And, and we dug in and i'll confirm with my engineer, that it was all documented to the county and i'll provide it to Mr robbins no problem, to show him what's on the plan.

945

01:33:09.780 --> 01:33:18.450

Christopher Robbins: Okay got me i'm not trying to make trouble you know we're happy that something's happening here it's just when the last public hearing we saw that approval don't realize or.

946

01:33:18.990 --> 01:33:22.560

steve: danger that we got were you know, believe me, i'm going to be drinking, the same water.

947

01:33:22.860 --> 01:33:23.850

Christopher Robbins: So okay.

948

01:33:24.330 --> 01:33:34.800

steve: You know, I have the same concerns with my well so i'm not going to put do anything and that's going to jeopardize any you know any of the wells, you know because i'm going to be living them are drinking, the same exact.

949

01:33:34.800 --> 01:33:35.310

Christopher Robbins: Word right.

950

01:33:36.270 --> 01:33:42.060

Christopher Robbins: yeah I mean and destroyed because that area does get wet and that's extra concerned like I know my septic.

951

01:33:42.810 --> 01:33:57.330

Christopher Robbins: close my well but it's in a dry part of the property that that's The other concern okay that's good to know and, yes, we follow up with that he's trying to make sure yeah our property isn't become worthless and we have to find someplace else to live we can't drink our water anymore.

952

01:33:57.900 --> 01:33:59.370

Christopher Carthy: So, will you see the.

953

01:34:00.660 --> 01:34:04.200

Christopher Carthy: The applicants below age application.

954

01:34:05.460 --> 01:34:08.760

Christopher Carthy: Or can you make that part of your job to see that.

955

01:34:10.020 --> 01:34:18.030

Joe Cermele: We always well we defer to the health department, obviously, for the approvals, but we do ensure that they receive it prior to issues of a building permit.

956

01:34:18.210 --> 01:34:19.770

Christopher Carthy: Right, but in this case.

957

01:34:19.830 --> 01:34:29.610

Joe Cermele: And as part of that we do you know we do get a copy of that approval I don't necessarily review it for comment because it's not our discretion it's not our jurisdiction.

958

01:34:30.270 --> 01:34:39.870

Christopher Carthy: Is it possible for you to just get that one this time and confirm that his well is, and I know that helped the problems with to do it as well, but just to make sure that.

959

01:34:40.320 --> 01:34:49.740

Christopher Carthy: The application shows crystal robins well where it is and well within the outside of the 100 foot setback sure, thank you.

960

01:34:51.930 --> 01:34:52.500

Christopher Carthy: Okay.

961

01:34:54.300 --> 01:34:54.750

Christopher Robbins: Thank you.

962

01:34:55.800 --> 01:35:05.310

Adam Kaufman: So the Board should take some action on the requested field change so if the Boards amenable you should vote on that and then i'll memorialize it in a resolution that will put in the file.

963

01:35:07.980 --> 01:35:10.920

Christopher Carthy: board members is there anything else you want to add to this application.

964

01:35:14.550 --> 01:35:15.600

Jim Jensen: No okay.

965

01:35:16.050 --> 01:35:20.640

Christopher Carthy: i'll make a motion that we adopt the field change.

966

01:35:21.720 --> 01:35:22.980

Christopher Carthy: We approved the field change.

967

01:35:26.280 --> 01:35:26.610

Jim Jensen: Second.

968

01:35:27.300 --> 01:35:28.020

Christopher Carthy: All in favor.

969

01:35:28.350 --> 01:35:28.650

Larry Ruisi: All right.

970

01:35:28.890 --> 01:35:29.460

Steven Sauro: All right, all right.

971

01:35:30.210 --> 01:35:30.900

Christopher Carthy: Thank you.

972

01:35:31.230 --> 01:35:32.130

Lou Demasi: All right, thank you.

973

01:35:32.730 --> 01:35:34.620

Christopher Carthy: Thank you, Joe for doing that.

974

01:35:35.280 --> 01:35:36.120

steve: Thank you for your time.

975

01:35:36.570 --> 01:35:36.990

Lou Demasi: Thank you.

976

01:35:37.710 --> 01:35:39.120

Christopher Carthy: goodnight goodnight.

977

01:35:43.170 --> 01:35:47.760

Christopher Carthy: The next application before us this evening is 120 Lafayette avenue.

978

01:35:48.840 --> 01:35:51.090

Christopher Carthy: This is a regard to solar panels.

979

01:35:56.550 --> 01:35:59.820

Adam Kaufman: Yes, there are connecting right now.

980

01:36:09.780 --> 01:36:10.770

Adam Kaufman: James with us.

981

01:36:12.840 --> 01:36:14.010

JAMES: Yes, can you hear me.

982

01:36:15.270 --> 01:36:16.260

Adam Kaufman: loud and clear.

983

01:36:18.390 --> 01:36:18.930

Adam Kaufman: hi.

984

01:36:20.490 --> 01:36:28.230

Adam Kaufman: So the first one we're talking about 120 do you want to just tell the board what's going on there and what's being proposed.

985

01:36:30.900 --> 01:36:42.810

JAMES: Sure sure, so one one there's actually two projects that the owner, Mr bell and Tony has applied for, I guess, would be best if I shared my screen.

986

01:36:43.110 --> 01:36:44.790

JAMES: Sure right so.

987

01:36:49.920 --> 01:36:52.530

JAMES: So today it's only 120 not.

988

01:36:53.910 --> 01:36:57.030

Adam Kaufman: No, no we're going to do both but we're doing 120 first.

989

01:36:57.300 --> 01:37:01.200

JAMES: Okay got it got it good good all right so.

990

01:37:03.090 --> 01:37:09.120

JAMES: This is for Mr bell and Tony of Ellen Tony landscaping so.

991

01:37:10.680 --> 01:37:15.870

JAMES: He has a warehouse building that you can see, can everybody see this image over here.

992

01:37:15.990 --> 01:37:25.410

JAMES: Yes, so he's actually has a permanent sparking with the town to any renovating the roof.

993

01:37:26.460 --> 01:37:30.210

JAMES: Along with doing 107 kW solar system.

994

01:37:31.290 --> 01:37:41.310

JAMES: The purpose of the solar is his intentions are to provide Community solar if the Board is interested i'll explain what that means.

995

01:37:43.080 --> 01:37:55.860

JAMES: Sure, so Community solar rather than net metering he's actually taking the power from the system and selling it to the contact customers at a 10% discount.

996

01:37:59.070 --> 01:38:11.670

JAMES: So and it's not just supply its supply end delivery so for the the average homeowner in the comment district pays about 2324 cents a kilowatt hour.

997

01:38:12.690 --> 01:38:19.140

JAMES: Through the billing system of con ED there'll be able to buy this power at 20 and a half cents.

998

01:38:20.520 --> 01:38:27.510

JAMES: So so for the Community they're actually benefiting it because they're paying less for their power.

999

01:38:28.320 --> 01:38:45.750

JAMES: The solar system is actually producing at its most during the June and September period and reducing the peak loads that kind of you know, consistently goes through during the course of the summer helps to eliminate or reduce the brownouts in the period.

1000

01:38:46.980 --> 01:38:57.270

JAMES: It also makes more money for Mr bell and Tony then by net metering his own his own building because he doesn't have enough usage there as a standalone.

1001

01:38:59.220 --> 01:38:59.670

Adam Kaufman: Great.

1002

01:39:00.960 --> 01:39:07.830

JAMES: Alright, so I do have pictures of the building and then I could go into the detail of the location.

1003

01:39:18.000 --> 01:39:20.730

JAMES: So, as she took a drive over there today.

1004

01:39:22.770 --> 01:39:25.050

JAMES: So here's a drone and it's that we did.

1005

01:39:26.190 --> 01:39:27.420

JAMES: back in March.

1006

01:39:28.680 --> 01:39:34.200

JAMES: In fact, our building is not that far off, you know we we have our corporate offices on.

1007

01:39:36.660 --> 01:39:40.800

JAMES: About a half a mile away this is his building right over here.

1008

01:39:42.510 --> 01:39:43.890

JAMES: It was a.

1009

01:39:45.000 --> 01:39:45.930

JAMES: Chemical.

1010

01:39:47.490 --> 01:39:54.990

JAMES: refinery building he bought it with the family it's now where they parked their vehicles.

1011

01:39:56.130 --> 01:40:08.460

JAMES: It was the in need of renovation, so this whole structure, as we see right here is being renovated put a new roof on it, these skylights are being eliminated.

1012

01:40:09.060 --> 01:40:25.500

JAMES: and reinforced and we're looking to put on a solar system that's a balanced IT system sitting on the roof, it has a 10 inch profile, which would make it a literally undetectable from the street.

1013

01:40:26.790 --> 01:40:38.160

JAMES: From Lafayette street there, there would be visibility from the building the people that live on Washington up the street from here.

1014

01:40:39.600 --> 01:40:44.730

JAMES: In the winter times when the leaves fall off, there is a power wall.

1015

01:40:45.960 --> 01:40:58.200

JAMES: right here, that would read eliminate any view from Lafayette street and because of our four foot six foot setbacks here there'll be no visibility, on this side.

1016

01:40:59.580 --> 01:41:11.490

Adam Kaufman: I think that, but I think yeah that that's a good explanation of of what is going to happen here um I don't have any major comments on this proposal or the other one.

1017

01:41:12.780 --> 01:41:21.180

Adam Kaufman: There are a few details that we need to understand, I think the most significant is just getting the use of this building which isn't really related to the solar.

1018

01:41:21.450 --> 01:41:33.150

Adam Kaufman: But just confirm all that with the building department, we don't have any records of site plan approval at all here, but you just want to be on the same page as the building department sure.

1019

01:41:34.320 --> 01:41:47.820

Adam Kaufman: Other than that, you know, this is something that comprehensive plan wants to encourage it's good for the environment it's great that you can provide Community solar for for what's the radius how far away, can you deliver this round.

1020

01:41:49.440 --> 01:42:00.000

JAMES: So the idea with this they've looked at electricity is flowing water so anything in the zone nine, which is what we're in Connecticut district.

1021

01:42:01.140 --> 01:42:01.890

Adam Kaufman: could have any live.

1022

01:42:01.980 --> 01:42:06.870

JAMES: participate in this project okay your town, the yonkers.

1023

01:42:06.930 --> 01:42:07.350

yeah.

1024

01:42:09.330 --> 01:42:14.790

Adam Kaufman: So, how would the general public, find out about this, how would they know to just power through.

1025

01:42:16.590 --> 01:42:22.680

JAMES: that's a great that's a great great item, so we work with two groups, one is called power market.

1026

01:42:23.880 --> 01:42:26.820

JAMES: So anyone can buy into this Community solar.

1027

01:42:27.930 --> 01:42:41.910

JAMES: concept with this discount, whether it be this project or another one they're always springing up power market is one that we use and then there's a second group which is Durango.

1028

01:42:42.990 --> 01:42:51.960

JAMES: And I can make that available to the board, you know if they want to get a release to people that live in the north cast alarm clock area it's a great way to save money.

1029

01:42:52.080 --> 01:42:54.630

JAMES: You know that, having to put solar panels on your.

1030

01:42:54.900 --> 01:42:59.250

Adam Kaufman: yeah I don't know about anyone else, but I, for my house I do that as well.

1031

01:42:59.700 --> 01:43:15.180

Andy Block: yeah Jamie for a structure of the size you're talking about here just to give us a rough field, I just have no idea like how much power are we talking about that's going to be generated and sent back to the communities like.

1032

01:43:15.690 --> 01:43:20.700

Andy Block: enough to power a home to I would not, what are we talking about.

1033

01:43:21.060 --> 01:43:29.430

JAMES: All right, that's a good question, let me, let me show everybody the layout here alright, so this is the street side.

1034

01:43:31.230 --> 01:43:44.490

JAMES: So we're actually being very conservative in the size of the system, this is 107 kW we stayed away from the side facing Washington, because of the trees and the shading.

1035

01:43:45.600 --> 01:43:51.390

JAMES: And then we put up four to six foot, you know fire access setbacks, is to be compliant.

1036

01:43:52.860 --> 01:44:01.530

JAMES: So generate about 130,000 kilowatt hours, this one system which will power.

1037

01:44:02.700 --> 01:44:04.860

JAMES: Probably 10 homes.

1038

01:44:06.990 --> 01:44:11.760

JAMES: You know 10 you know 2500 square foot homes in the westchester county area.

1039

01:44:12.900 --> 01:44:16.920

JAMES: it's great, but if you do enough of these you know I mean.

1040

01:44:18.000 --> 01:44:22.140

JAMES: You know, in the big picture come on it over produces.

1041

01:44:23.340 --> 01:44:39.630

JAMES: for nine months out of the year it's June, July and August, when we get those dog days in the heat in the air conditioning is running that they have one or two options either put in power plants expensive multimillion dollar power plants or be.

1042

01:44:40.710 --> 01:44:56.850

JAMES: supplement that with solar and other alternative energies, so they don't have to spend those millions of dollars so that's why Cuomo is nicer to incarnate and PSE and G orange and rockland they're all buying into this program.

1043

01:44:58.560 --> 01:44:59.970

Andy Block: it's great that's awesome.

1044

01:45:04.110 --> 01:45:06.390

Adam Kaufman: Alright, any questions from the planning board.

1045

01:45:08.370 --> 01:45:11.790

Christopher Carthy: Is it very nice to the House on Washington.

1046

01:45:15.090 --> 01:45:15.750

yeah i'm sorry.

1047

01:45:16.800 --> 01:45:17.550

Christopher Carthy: Julie i'm sorry.

1048

01:45:19.980 --> 01:45:20.880

Christopher Carthy: To the houses.

1049

01:45:20.940 --> 01:45:23.340

Christopher Carthy: On right yeah.

1050

01:45:25.620 --> 01:45:29.190

JAMES: So the answer is no, Julian to me a favor go up and get.

1051

01:45:37.320 --> 01:45:41.790

Adam Kaufman: The short answer is no, these solar panels are not reflective they're really absorbing.

1052

01:45:43.170 --> 01:45:43.830

Christopher Carthy: Your yeah.

1053

01:45:45.120 --> 01:45:46.050

Christopher Carthy: yeah that's true.

1054

01:45:47.040 --> 01:45:47.910

JAMES: panels.

1055

01:45:48.450 --> 01:45:54.300

JAMES: All those those glossy finish the newer technology absorbs light doesn't want to give it up.

1056

01:45:56.790 --> 01:45:58.020

Christopher Carthy: From another application.

1057

01:45:58.320 --> 01:45:58.620

Christopher Carthy: yeah.

1058

01:45:59.310 --> 01:46:01.260

Christopher Carthy: I board members is there anything else you want to.

1059

01:46:02.730 --> 01:46:03.270

JAMES: plug in.

1060

01:46:04.350 --> 01:46:10.950

Jim Jensen: And this is Jim I noticed, they just had the there was a Adam made a comment about coordinating with the fire chief just for.

1061

01:46:12.000 --> 01:46:13.770

Adam Kaufman: I guess that's a requirement about code.

1062

01:46:14.100 --> 01:46:14.520

yeah.

1063

01:46:16.290 --> 01:46:20.940

JAMES: yeah we actually have had a couple of correspondences.

1064

01:46:23.760 --> 01:46:34.080

JAMES: With the building department and you as you can see, on this planet should be fully compliant with the fire department as well.

1065

01:46:38.130 --> 01:46:41.400

Adam Kaufman: The only other time we've we've submitted the package.

1066

01:46:41.490 --> 01:46:50.670

JAMES: And we'll go through with you know coordinate with with rob and Mike and the fire Marshal i'm sure they're going to be doing pre and post inspections.

1067

01:46:50.850 --> 01:46:58.410

Adam Kaufman: yeah and I would check with the architectural review board, you have a similar project and banks will year or two ago.

1068

01:46:58.710 --> 01:47:08.100

Adam Kaufman: And at that point, the IRB said they didn't need to see it, you should reach out to them, to see if they want to see this application as well, you could save you a trip that would That would be good.

1069

01:47:09.750 --> 01:47:10.410

JAMES: good idea.

1070

01:47:10.440 --> 01:47:14.820

Adam Kaufman: Thank you and, and I think you know that's that's all I have for this one.

1071

01:47:15.570 --> 01:47:18.600

Christopher Carthy: So they have to arrange their public hearing as well.

1072

01:47:19.230 --> 01:47:23.850

Christopher Carthy: yep Oh, can they get their next meeting them to the public hearing.

1073

01:47:24.600 --> 01:47:28.200

Adam Kaufman: I think that makes sense yeah okay so.

1074

01:47:28.740 --> 01:47:34.950

Christopher Carthy: They just need to arrange that you'll get your labels together, and you know do your do you prepare for your public Harry James.

1075

01:47:34.980 --> 01:47:35.460

Adam Kaufman: Yes.

1076

01:47:35.550 --> 01:47:36.690

Adam Kaufman: And please go through.

1077

01:47:37.230 --> 01:47:41.580

Adam Kaufman: The go through the memo and address everything so that will be in a position to prove it.

1078

01:47:42.240 --> 01:47:44.580

JAMES: gotcha all right who can get me that memo.

1079

01:47:46.650 --> 01:47:51.810

Adam Kaufman: it's posted to the town's website so if you click on the agenda for tonight.

1080

01:47:52.080 --> 01:47:54.090

Adam Kaufman: you'll see all the documentation there.

1081

01:47:54.570 --> 01:47:57.420

JAMES: Okay, all right, I remember doing this before so.

1082

01:47:57.450 --> 01:47:58.440

Adam Kaufman: Yes, right.

1083

01:47:59.640 --> 01:48:02.070

JAMES: And this will be another zoom meeting.

1084

01:48:02.730 --> 01:48:05.100

Adam Kaufman: Or will you do I don't know at this point.

1085

01:48:05.580 --> 01:48:09.930

Adam Kaufman: Ah, you know we'll get more direction from the town board, probably in the next few weeks.

1086

01:48:10.530 --> 01:48:11.640

JAMES: gotcha okay.

1087

01:48:13.230 --> 01:48:19.050

Christopher Carthy: ID and James say still who's the next application before it says 121 Lafayette avenue.

1088

01:48:20.340 --> 01:48:24.660

JAMES: Right alright, so that going back to the image.

1089

01:48:25.950 --> 01:48:29.400

JAMES: That is that's their office building across the street.

1090

01:48:31.050 --> 01:48:32.850

JAMES: So let's see if I.

1091

01:48:35.520 --> 01:48:38.550

JAMES: Just move everybody over alright so.

1092

01:48:39.600 --> 01:48:42.030

JAMES: The first project is for the warehouse.

1093

01:48:43.260 --> 01:48:51.210

JAMES: The second project is for the the office much smaller in scope, about a 30 kW system.

1094

01:48:52.440 --> 01:48:55.140

JAMES: Again with the Community solar concepts.

1095

01:48:56.610 --> 01:49:04.740

JAMES: But there is there is a little bit more of the story here so because of the restrictions.

1096

01:49:08.610 --> 01:49:17.730

JAMES: Because of the restrictions with fire access we are promoting proposing to put an on a on the side of the building.

1097

01:49:20.730 --> 01:49:29.220

JAMES: And that I might have this conversation with you, I believe the code says can't extend more than 36 inches from the face of the building.

1098

01:49:30.600 --> 01:49:45.480

Adam Kaufman: I don't I don't know if it's if that's the maybe that's a building code i'm not sure my comment in my memo was just can't extend over the property line and it just wasn't clear where the property line was.

1099

01:49:46.350 --> 01:49:59.700

Adam Kaufman: gotcha so you'll need to show that plus since you're building this over a driveway we want to make sure that the clearance is adequate, so I didn't we don't you can't tell from here, what the height is.

1100

01:50:02.220 --> 01:50:05.940

JAMES: So let me um Let me move everybody back to the right here.

1101

01:50:07.080 --> 01:50:08.730

JAMES: And here's off.

1102

01:50:47.790 --> 01:50:51.210

JAMES: Just downloading this picture for the board.

1103

01:50:53.730 --> 01:50:56.400

JAMES: So this will be a clear representation.

1104

01:50:57.690 --> 01:50:58.920

JAMES: Soon, as it pulls up.

1105

01:51:10.080 --> 01:51:11.310

Adam Kaufman: Alright, well, we don't need to.

1106

01:51:11.760 --> 01:51:25.710

JAMES: yeah so you can't even see what with the smaller icon that it is on the property in the morning will probably be anywhere from 16 to 25 feet above grade.

1107

01:51:26.160 --> 01:51:26.640

Okay.

1108

01:51:28.740 --> 01:51:31.050

JAMES: You know I don't know if everybody can see that box.

1109

01:51:31.530 --> 01:51:32.610

JAMES: It as an old enough.

1110

01:51:33.030 --> 01:51:34.860

Adam Kaufman: yeah good enough, I think.

1111

01:51:34.860 --> 01:51:40.560

Adam Kaufman: So, but but you'll you'll definitely need to show that it's not over crossing that property line because.

1112

01:51:41.100 --> 01:51:43.530

Adam Kaufman: i'm just gonna tell where it is honestly.

1113

01:51:44.400 --> 01:51:44.820

JAMES: All right.

1114

01:51:47.010 --> 01:51:47.700

Adam Kaufman: You know I.

1115

01:51:47.880 --> 01:51:49.920

JAMES: sit in the same comment, a little bit.

1116

01:51:50.490 --> 01:52:09.630

Adam Kaufman: And the same comment from across the street, you know we didn't have a site plan for this property recently, the last thing I found in the building department files shows the parking for this office, building on the lot next door, which is you've been used as a like a little mini yard.

1117

01:52:09.870 --> 01:52:12.780

JAMES: So there it is it finally came up yeah so.

1118

01:52:13.050 --> 01:52:16.710

JAMES: Young here is the building, you can see there's a.

1119

01:52:17.880 --> 01:52:32.040

JAMES: An eight foot pickup truck there that's almost on grade and it's still another eight to 12 feet below great, and that is the bombs rebel and tony's parking facility on the side.

1120

01:52:34.920 --> 01:52:41.880

Adam Kaufman: Yes, I think it's the other other side that that the paperwork, we found anyway.

1121

01:52:43.350 --> 01:52:45.570

JAMES: Okay we're not putting any panels, on this side.

1122

01:52:46.200 --> 01:52:49.620

Adam Kaufman: I know i'm just talking about generally speaking.

1123

01:52:50.730 --> 01:52:55.560

Adam Kaufman: You want to make sure that you're going to be okay, with the building department is.

1124

01:52:55.800 --> 01:52:56.130

JAMES: cheering.

1125

01:52:56.160 --> 01:52:58.230

Adam Kaufman: For the users on the property.

1126

01:52:59.250 --> 01:53:02.370

JAMES: So to that end we've actually had to make.

1127

01:53:05.460 --> 01:53:08.850

JAMES: Let me go back to the layout So this is the north side.

1128

01:53:10.230 --> 01:53:10.770

Adam Kaufman: Yes.

1129

01:53:11.250 --> 01:53:16.470

JAMES: So if you'll notice that Gray area that represents the fire access.

1130

01:53:17.910 --> 01:53:37.350

JAMES: And because there's two levels on the roof, this is actually double, this is a four foot required by New York state fire code fire access, so this is actually an eight foot gap here because of the two levels mm hmm so we have four foot here and here to allow the fire department.

1131

01:53:38.400 --> 01:53:51.000

JAMES: There is an air conditioning unit here so we've allowed for three foot service ability as well, so I think the building and fire department, will be very happy with just design.

1132

01:53:57.660 --> 01:53:58.350

Christopher Carthy: Thank you.

1133

01:53:59.670 --> 01:54:01.350

Christopher Carthy: board members or do you want to add to this.

1134

01:54:02.820 --> 01:54:03.720

Christopher Carthy: home Joe.

1135

01:54:05.910 --> 01:54:06.330

Adam Kaufman: helps.

1136

01:54:06.540 --> 01:54:08.610

Christopher Carthy: People good okay so we'll.

1137

01:54:08.610 --> 01:54:10.830

Christopher Carthy: look forward to seeing you at your public hearing.

1138

01:54:11.550 --> 01:54:19.470

JAMES: Great all right, thank you all night and i'll be more than happy to censor Valerie the link for Community solar if.

1139

01:54:19.980 --> 01:54:20.970

Christopher Carthy: Okay, thank you.

1140

01:54:21.360 --> 01:54:22.650

JAMES: If anyone is interested in.

1141

01:54:22.650 --> 01:54:24.960

Adam Kaufman: Participating yes i'm not to us, please.

1142

01:54:25.590 --> 01:54:28.350

JAMES: Welcome, and I thank you all night.

1143

01:54:32.160 --> 01:54:39.630

Christopher Carthy: And the next application before us is, in reference to the va that's the 21 day of the month.

1144

01:54:41.820 --> 01:54:50.010

Adam Kaufman: Yes, there's no one here, but this job just refresh my memory, this is specifically for the site distance issue, we talked about last week right.

1145

01:54:50.520 --> 01:54:52.320

Joe Cermele: Right right so.

1146

01:54:55.320 --> 01:55:04.590

Joe Cermele: yeah just looking at the the plans reviewing it last time with the the applicant it looked as though they'd be deficient in the site distance so they.

1147

01:55:05.760 --> 01:55:13.170

Joe Cermele: explained to them, they need a variance from the zoning board, and this is a referral for them to go begin that process make that request.

1148

01:55:15.720 --> 01:55:21.240

Jim Jensen: and Joe are they looking at their their was to alternative configuration or layouts.

1149

01:55:22.380 --> 01:55:23.700

Jim Jensen: Which why they talking.

1150

01:55:23.700 --> 01:55:33.810

Joe Cermele: To my understanding is they're requesting a variance for the second alternative, the more recent alternate that we had recommended with the driveway on the southern side of the property.

1151

01:55:37.020 --> 01:55:42.180

Joe Cermele: That had the least impact with regard to site easements on the neighboring properties.

1152

01:55:44.940 --> 01:55:45.270

Thank you.

1153

01:55:47.100 --> 01:55:47.430

Christopher Carthy: Jim.

1154

01:55:48.510 --> 01:55:49.860

Christopher Carthy: Okay, so.

1155

01:55:52.410 --> 01:55:57.300

Christopher Carthy: I prefer the 21 nevermind avenue application to the zoning Board of appeals.

1156

01:55:58.050 --> 01:56:03.480

Jim Jensen: For this second i'm just included both in the in the application.

1157

01:56:04.500 --> 01:56:06.330

Jim Jensen: Should we be specific, for the second.

1158

01:56:06.450 --> 01:56:08.340

Adam Kaufman: layout should be specific yeah.

1159

01:56:08.400 --> 01:56:10.920

Adam Kaufman: yeah we're gonna we're talking about that second alternative.

1160

01:56:11.880 --> 01:56:17.220

Christopher Carthy: So is well what applications are they putting before the zb age and their application to find.

1161

01:56:18.270 --> 01:56:32.520

Adam Kaufman: Well, we didn't see what they're going to submit to the CBI, yet, but it's it's Joe and my understanding it's going to be that second version and we're going to make reference to that in our referral over to the Z BA okay.

1162

01:56:33.390 --> 01:56:39.210

Jim Jensen: I only mentioned that Christopher because the the application that was included in our package had both layouts.

1163

01:56:39.600 --> 01:56:40.410

Jim Jensen: Yes, unclear.

1164

01:56:40.980 --> 01:56:44.880

Adam Kaufman: All right, I see now they're in the waiting room, so we could get it directly from the applicant.

1165

01:56:49.740 --> 01:56:50.190

Adam Kaufman: Greg.

1166

01:56:50.910 --> 01:56:51.690

Gregory Caccioppoli: Yes, i'm here.

1167

01:56:52.200 --> 01:56:56.850

Adam Kaufman: Okay, so we, the Board has we're about to send this to the zoning board.

1168

01:56:57.270 --> 01:57:02.970

Adam Kaufman: But the written word just wanted clarification on which alternative you you plan on bringing to the CBI.

1169

01:57:04.290 --> 01:57:22.320

Gregory Caccioppoli: um well we we definitely have to well we're we're leaning towards the entrance to the right, so the driveway entering on the right hand side of lot if you are looking toward another month standing in the property um I believe that's what.

1170

01:57:23.790 --> 01:57:24.900

Gregory Caccioppoli: Joe and.

1171

01:57:26.250 --> 01:57:31.380

Gregory Caccioppoli: Myself agreed probably be the better scenario, but then again, we are going to do a.

1172

01:57:32.460 --> 01:57:37.410

Gregory Caccioppoli: Better analysis and zone in on exactly which one is better.

1173

01:57:39.450 --> 01:57:41.460

Gregory Caccioppoli: So, yes we're leaning towards the end.

1174

01:57:42.540 --> 01:57:42.990

Gregory Caccioppoli: On the right.

1175

01:57:43.050 --> 01:57:48.360

Adam Kaufman: Well, I wouldn't recommend bringing both versions, to the zero they'll just confuse the.

1176

01:57:48.570 --> 01:57:50.550

Gregory Caccioppoli: yeah absolutely not we're only bringing.

1177

01:57:50.550 --> 01:57:57.150

Gregory Caccioppoli: One but behind the scenes analysis will determine which one we're going to bring, but we are leaning toward.

1178

01:57:59.430 --> 01:58:04.410

Adam Kaufman: Well then, the Board has to discuss whether or not you know how they want to deal with that then.

1179

01:58:06.390 --> 01:58:07.860

Christopher Carthy: muddying the waters on us.

1180

01:58:09.090 --> 01:58:09.840

Christopher Carthy: Because.

1181

01:58:11.520 --> 01:58:15.780

Gregory Caccioppoli: Well, I mean option number two is is clearly the the.

1182

01:58:16.860 --> 01:58:21.690

Gregory Caccioppoli: better option in regards to site distance just from a visual standpoint so.

1183

01:58:22.200 --> 01:58:32.820

Gregory Caccioppoli: I don't think nothing's going to change in regards to that, I mean if you're looking for commitment guys to where we're going to be putting the driveway That is where we're moving that's what we're going to move forward with.

1184

01:58:34.650 --> 01:58:43.200

Christopher Carthy: Well, effectively with our our referral to the cva is contingent upon that decision.

1185

01:58:44.700 --> 01:58:53.790

Gregory Caccioppoli: Okay So yes, we will be utilizing the entrance on the right hand side of the property facing another month from the property.

1186

01:58:55.350 --> 01:58:55.740

Christopher Carthy: Thank you.

1187

01:58:56.880 --> 01:58:57.150

Gregory Caccioppoli: Yes.

1188

01:59:00.240 --> 01:59:04.470

Christopher Carthy: So with that said board members is there anything you want to add to that.

1189

01:59:07.980 --> 01:59:19.440

Christopher Carthy: I will make a referral to refer the applicant to the CPA based upon their commitment to use the second scenario where the driver is further to the.

1190

01:59:20.700 --> 01:59:21.480

Christopher Carthy: To the South.

1191

01:59:21.930 --> 01:59:24.240

Gregory Caccioppoli: Yes, yes, yes, all right.

1192

01:59:26.370 --> 01:59:26.820

Christopher Carthy: Second.

1193

01:59:27.780 --> 01:59:30.510

Christopher Carthy: Second, thank you all favor.

1194

01:59:31.500 --> 01:59:31.800

hi.

1195

01:59:32.820 --> 01:59:33.510

Gregory Caccioppoli: Thank you, everybody.

1196

01:59:35.460 --> 01:59:36.030

Christopher Carthy: Thank you.

1197

01:59:41.160 --> 01:59:49.470

Christopher Carthy: next one, the next item, before is is the town engineer memo for office would want to smell subdivision.

1198

01:59:52.140 --> 01:59:53.910

Christopher Carthy: You shouldn't have to CFO.

1199

01:59:55.440 --> 01:59:58.830

Christopher Carthy: with existing performance bond in place right.

1200

01:59:58.950 --> 02:00:00.900

Adam Kaufman: I don't joke could probably do a better job of.

1201

02:00:00.900 --> 02:00:02.760

Joe Cermele: Explaining yeah so.

1202

02:00:04.140 --> 02:00:07.950

Joe Cermele: There are two lots on shoemaker at this point that are ready to.

1203

02:00:09.120 --> 02:00:22.920

Joe Cermele: Request CEOs the the sites have been developed there they have sewer they have water stormwater medications in place and operating the road is paved it's got a top course it's curved.

1204

02:00:24.030 --> 02:00:33.660

Joe Cermele: drainage infrastructure is functioning, so that the road is passable it's it's safe adequate for emergency and routine access so.

1205

02:00:34.230 --> 02:00:45.720

Joe Cermele: There was a question from the billing department, as to whether or not they could issue CEOs without having the road dedicated and looking in your code section 275 21.

1206

02:00:47.310 --> 02:00:57.540

Joe Cermele: states that CEOs can be issued with two conditions being met, one that the the street is safe for vehicle access routine and emergency which it is.

1207

02:00:58.440 --> 02:01:04.530

Joe Cermele: At this point, we've developed a Punch list of items remaining to be completed before we can accept the road.

1208

02:01:05.490 --> 02:01:13.560

Joe Cermele: To dedication to the town we've done that, in consultation with the highway department once those items of work are completed, will be recommending.

1209

02:01:14.550 --> 02:01:34.290

Joe Cermele: that the road be dedicated there is a bond currently in place to ensure that those outstanding items are completed, and if and when we're ready to dedicate that road, there will be a maintenance bond put in place for three year period to you know, ensure the the operation of that road.

1210

02:01:36.030 --> 02:01:43.980

Joe Cermele: And that will all be on the onus of the developer he's currently maintaining the road you may have noticed this past winter, he did.

1211

02:01:44.520 --> 02:01:58.920

Joe Cermele: He took the snow removal on himself the town did not do that work, so he is maintaining the road as required to continue to do so until it's dedicated so you know with the Code, the way it's written it's it's our opinion that.

1212

02:01:59.970 --> 02:02:01.380
Joe Cermele: He can issue the CEOs.

1213
02:02:02.610 --> 02:02:11.310
Joe Cermele: As I said, there is a bond in place, and when the roads dedicated as part of the Enron can speak more to this, but as part of the offer of dedication, there will be.

1214
02:02:12.390 --> 02:02:18.960
Joe Cermele: You know very certain agreements put in place, including a maintenance agreement that developer, will be responsible for.

1215
02:02:21.030 --> 02:02:23.610
Christopher Carthy: Excellent Thank you Joe for that total donation.

1216
02:02:24.810 --> 02:02:26.640
Christopher Carthy: rolling is anything you want to add to that.

1217
02:02:35.970 --> 02:02:37.470
Christopher Carthy: or anything you want to add to that.

1218
02:02:41.940 --> 02:02:43.680
Roland Baroni: No joke covered everything Chris.

1219
02:02:43.920 --> 02:02:44.370
Roland Baroni: are fine.

1220
02:02:44.850 --> 02:02:50.130
Christopher Carthy: Okay, thank you well yep but essentially what we're doing here is.

1221
02:02:52.530 --> 02:02:55.200
Christopher Carthy: Joe you ask the planning board to.

1222
02:02:56.460 --> 02:02:57.120
Christopher Carthy: Do what.

1223
02:02:57.180 --> 02:03:00.180
Adam Kaufman: Though what is basically basically cookie and.

1224
02:03:01.290 --> 02:03:03.600
Adam Kaufman: i'm Sorry, I think the building department just.

1225

02:03:03.600 --> 02:03:11.610

Joe Cermele: wanted confirmation that the department can issue CEO was on a subdivision with a road that hasn't been dedicated yet.

1226

02:03:11.700 --> 02:03:13.080

Christopher Carthy: Okay right.

1227

02:03:13.140 --> 02:03:15.480

Adam Kaufman: They called they're called basically says the planning board can.

1228

02:03:16.800 --> 02:03:19.590

Adam Kaufman: Permit that if it meets those conditions.

1229

02:03:19.980 --> 02:03:28.920

Christopher Carthy: So, based on the you know the testimony of the town engineer, it would appear that the planning board is other position to.

1230

02:03:30.090 --> 02:03:42.540

Christopher Carthy: endorse the building department building instructions right to issue a CFO for those two homes, and I am in favor of that, I would ask anyone else on the board to second my favor and we can vote on it.

1231

02:03:45.630 --> 02:03:47.460

Christopher Carthy: i'll second all in favor.

1232

02:03:47.820 --> 02:03:48.240

All right.

1233

02:03:49.620 --> 02:03:50.400

Christopher Carthy: Thank you.

1234

02:03:53.760 --> 02:03:57.150

Christopher Carthy: So, last but not least.

1235

02:04:00.360 --> 02:04:08.370

Christopher Carthy: We have a record, we need to make a recommendation to the town board for wetland mitigation bond release and Joe you want to fill us in on that as well sure.

1236

02:04:09.000 --> 02:04:09.870
Joe Cermele: That this project.

1237
02:04:10.200 --> 02:04:18.510
Joe Cermele: The plantings we're done for this project late in the season and because of the timing, there was no foliage on the vegetation.

1238
02:04:19.350 --> 02:04:31.080
Joe Cermele: I think in fact snow it started falling so we, or the landscape architect couldn't certify what has been planted and that it was surviving so we put it off until the spring.

1239
02:04:31.620 --> 02:04:35.070
Joe Cermele: we've seen the site, we have a certification from landscape architect that.

1240
02:04:35.610 --> 02:04:42.930
Joe Cermele: has built an initial maintenance and monitor and report from them, indicating that everything's been planted in general performance plan.

1241
02:04:43.350 --> 02:04:52.470
Joe Cermele: So they're requesting a release of the planting bond, which we would recommend at this point, we are also you know recommending that the five year.

1242
02:04:52.770 --> 02:05:07.110
Joe Cermele: maintenance and monitoring bond the separate second bond for the smaller amount remain in place, obviously until the five year period is up, of course, the the initial bond the planting bond, the amount of 29,000 and change we're recommending be released okay.

1243
02:05:09.000 --> 02:05:11.310
Christopher Carthy: board members is there anything you want a question about that.

1244
02:05:14.850 --> 02:05:22.350
Christopher Carthy: Okay, so i'm like emotion that we recommend to the town board that they released the bond.

1245
02:05:24.120 --> 02:05:24.450
Larry Ruisi: Second.

1246
02:05:24.990 --> 02:05:26.610

Jim Jensen: All in favor Aye.

1247

02:05:27.000 --> 02:05:38.970

Christopher Carthy: Aye board members, thank you for your kind attention this evening rolling Adam Valerie Adam Thank you all i'm making most of the clothes planning board meeting.

1248

02:05:40.680 --> 02:05:41.160

Steven Sauro: Second.

1249

02:05:41.550 --> 02:05:42.360

Christopher Carthy: All in favor.

1250

02:05:42.990 --> 02:05:43.830

Steven Sauro: Aye Aye.

1251

02:05:44.070 --> 02:05:44.640

good night.

1252

02:05:46.110 --> 02:05:46.530

Roland Baroni: tonight.

1253

02:05:47.490 --> 02:05:50.160

Valerie B Desimone: So who is on board for sidewalk tomorrow night at.

1254

02:05:50.160 --> 02:05:51.750

Valerie B Desimone: Six o'clock just to be a head count.

1255

02:05:53.640 --> 02:05:54.720

Jim Jensen: Be i'll be there.

1256

02:05:56.910 --> 02:05:57.390

Christopher Carthy: i'll make it.