

WEBVTT

1

00:00:03.120 --> 00:00:04.680

Adam Kaufman: Okay, Christopher Ralston.

2

00:00:04.890 --> 00:00:10.230

Christopher Carthy: Thank you, Adam good evening, ladies and gentlemen, welcome to the planning board meeting on January 24.

3

00:00:10.590 --> 00:00:21.210

Christopher Carthy: we're doing this meeting again by zoom will continue doing zoom for probably another month or so just until the covert crisis of bates enough so we go back into person meetings.

4

00:00:21.960 --> 00:00:30.120

Christopher Carthy: This evening we have with us planning board members speech sorrow Michael Paula Jim Jensen Larry wheezy.

5

00:00:31.080 --> 00:00:47.550

Christopher Carthy: Town planner Adam Calvin planning board Secretary Valerie does a Mon town consulting engineer job colored town consulting attorney Roland maroney and our conservation board member gene black chain, thank you for being with us tonight.

6

00:00:48.120 --> 00:00:49.170

JANE BLACK - Conservation Board: or thanks Chris.

7

00:00:50.550 --> 00:01:02.520

Christopher Carthy: So, ladies and gentlemen, we have a busy and full agenda tonight so planning board members, I hope you made some arrangements to give a signal to your significant others to bring you some coffee in the middle of the meeting, or something like that.

8

00:01:05.010 --> 00:01:06.780

Christopher Carthy: And if it's not coffee don't tell us.

9

00:01:09.570 --> 00:01:24.270

Christopher Carthy: So the before we get started, we have seven minutes to approve and we're doing the Minutes listed on the agenda we're going to roll over the October 25 minutes to the next meeting, but.

10

00:01:24.990 --> 00:01:39.690

Christopher Carthy: I think we're in a position to approve August 9 meeting August 9 2021 August 14 2021 November 8 2021 in November 22 2021 Val do you want, do you have anything you want to add to that.

11

00:01:40.470 --> 00:01:45.720

Valerie B Desimone: I just the November 8 Minutes are approved as amended, and then the other net you have any comments.

12

00:01:46.050 --> 00:01:51.450

Christopher Carthy: that's what so November eighth is, as amended, Jim, thank you for your input on those minutes.

13

00:01:51.870 --> 00:01:56.640

Christopher Carthy: And just help with that so i'll make a motion to approve those minutes.

14

00:01:58.140 --> 00:01:58.920

Jim Jensen: hospital that.

15

00:01:59.760 --> 00:02:00.000

well.

16

00:02:02.610 --> 00:02:02.970

Christopher Carthy: No.

17

00:02:03.150 --> 00:02:04.410

Christopher Carthy: we're not gonna do them separately.

18

00:02:04.920 --> 00:02:05.880

Steven Sauro: Only realized.

19

00:02:06.780 --> 00:02:07.980

Steven Sauro: Okay, only because I have to.

20

00:02:07.980 --> 00:02:08.460

Roland Baroni - Town Attorney: abstain, the.

21

00:02:08.490 --> 00:02:09.990

Steven Sauro: 14th because I wasn't there.

22

00:02:12.120 --> 00:02:12.300

Steven Sauro: Because.

23

00:02:13.530 --> 00:02:17.190

Steven Sauro: There was a couple of Members that were missing some of those meetings.

24

00:02:17.430 --> 00:02:19.020

Steven Sauro: I wasn't sure you want to handle it.

25

00:02:19.290 --> 00:02:21.420

Christopher Carthy: Okay, well, I hadn't thought about that.

26

00:02:25.650 --> 00:02:26.220

Christopher Carthy: No problem.

27

00:02:26.670 --> 00:02:30.270

Christopher Carthy: So make a motion to approve the Minutes of August 920 21.

28

00:02:31.110 --> 00:02:32.730

Christopher Carthy: Second, all in favor.

29

00:02:34.650 --> 00:02:37.980

Christopher Carthy: make a motion to approve the Minutes of October 14 2021.

30

00:02:39.990 --> 00:02:42.120

Steven Sauro: I have to, I have to abstain, that one.

31

00:02:42.630 --> 00:02:43.740

Roland Baroni - Town Attorney: Right so.

32

00:02:44.070 --> 00:02:44.880

Christopher Carthy: All in favor.

33

00:02:46.050 --> 00:02:46.980

Steven Sauro: Right in.

34

00:02:47.040 --> 00:02:48.480

Christopher Carthy: One extension from Steve Sir.

35

00:02:48.510 --> 00:02:50.040

Valerie B Desimone: Thank you Steve October.

36

00:02:52.830 --> 00:02:55.290

Christopher Carthy: 2 at the top of 14 minutes, please.

37

00:02:57.210 --> 00:02:57.990

Christopher Carthy: Michael pollock.

38

00:03:00.930 --> 00:03:07.320

Christopher Carthy: Will roll over October 25 now we're going to November 8 to approve the Minutes as amended.

39

00:03:09.150 --> 00:03:11.040

Christopher Carthy: make a motion as amended.

40

00:03:12.210 --> 00:03:12.810

A second.

41

00:03:14.580 --> 00:03:15.330

Christopher Carthy: Steve said.

42

00:03:15.360 --> 00:03:17.250

Christopher Carthy: Steve seconded all in favor.

43

00:03:17.880 --> 00:03:18.480

Jim Jensen: Aye Aye.

44

00:03:19.320 --> 00:03:24.750

Christopher Carthy: Thank you, and finally i'll make a motion to approve of November 22 2021.

45

00:03:25.620 --> 00:03:28.800

Christopher Carthy: Second Steve seconded on favor.

46

00:03:29.700 --> 00:03:31.170

Christopher Carthy: Fine, thank you.

47

00:03:32.640 --> 00:03:33.660

Christopher Carthy: OK so.

48

00:03:34.110 --> 00:03:38.850

Christopher Carthy: Now for the naval notification for one lane, is that the paperwork, in order for that.

49

00:03:39.330 --> 00:03:40.110

Valerie B Desimone: Yes, there will.

50

00:03:42.720 --> 00:03:45.000

Christopher Carthy: Thank you and i'm.

51

00:03:46.290 --> 00:03:46.950

Christopher Carthy: going to read the.

52

00:03:47.340 --> 00:03:48.660

Christopher Carthy: Notification please.

53

00:03:50.250 --> 00:03:52.620

Larry Ruisi: notice is hereby, given that the north castle.

54

00:03:52.620 --> 00:03:53.550

Larry Ruisi: Planning Board will.

55

00:03:53.610 --> 00:03:54.600

Eliot Senor P.E., L.S.: you hear me now.

56

00:03:57.570 --> 00:03:58.260

Adam Kaufman: yeah we hear you.

57

00:03:59.070 --> 00:04:18.540

Larry Ruisi: Okay notices here by giving up the north Castle planning Board will hold a neighbor notification meeting in town in the town hall 14 Bedford road armonk New York on or online and ctv and in armonk and bank spill on nc TV cablevision 18.

58

00:04:18.900 --> 00:04:20.430

Larry Ruisi: And verizon 39.

59

00:04:20.580 --> 00:04:21.690

Larry Ruisi: In white plains.

60

00:04:22.080 --> 00:04:25.440

Larry Ruisi: On Monday January 24 at 7pm.

61

00:04:25.740 --> 00:04:28.440

Larry Ruisi: or soon thereafter when any person in a.

62

00:04:29.130 --> 00:04:31.230

Larry Ruisi: favor or against the one Gideon.

63

00:04:31.230 --> 00:04:31.650

Larry Ruisi: lane.

64

00:04:32.130 --> 00:04:34.980

Roland Baroni - Town Attorney: site plan application for the hose new.

65

00:04:35.010 --> 00:04:44.700

Larry Ruisi: 59,006 5968 square foot home on an existing vacant lot of the property is located on one guillen.

66

00:04:44.700 --> 00:04:47.130

Larry Ruisi: lane and know North Castle tap.

67

00:04:47.430 --> 00:04:56.220

Larry Ruisi: Tax maps as lot 95.01 dash to dash 10.3 and located within the er to a.

68

00:04:56.250 --> 00:05:03.360

Larry Ruisi: zoning district, if an online meeting is held comments can be submitted to planning at North Castle new.

69

00:05:03.360 --> 00:05:05.100

Larry Ruisi: York calm during the meeting.

70

00:05:05.820 --> 00:05:07.770

Christopher Carthy: It was i'm glad I asked you to read that Larry.

71

00:05:08.910 --> 00:05:12.870

Adam Kaufman: And Christopher you know after the applicant makes a presentation.

72

00:05:12.870 --> 00:05:17.520

Adam Kaufman: For hearing we've got a at this time, one neighbor who would like.

73

00:05:17.520 --> 00:05:18.000  
Roland Baroni - Town Attorney: To speak.

74  
00:05:18.240 --> 00:05:19.680  
Adam Kaufman: to let me know when you're ready for that.

75  
00:05:21.330 --> 00:05:26.850  
Christopher Carthy: I think Elliot you may have your your you have nc TV on in the background, because then we.

76  
00:05:26.850 --> 00:05:27.900  
Eliot Senor P.E., L.S.: Go only by me.

77  
00:05:29.580 --> 00:05:30.180  
Eliot Senor P.E., L.S.: OK.

78  
00:05:30.600 --> 00:05:33.390  
Valerie B Desimone: And now also I have an email in front of any other.

79  
00:05:35.700 --> 00:05:39.810  
Valerie B Desimone: lanes when the board wants to hear those questions to just let me know and i'll read that email.

80  
00:05:41.430 --> 00:05:42.810  
Christopher Carthy: wow could you just say what you just.

81  
00:05:42.810 --> 00:05:43.800  
Christopher Carthy: said again, please.

82  
00:05:44.640 --> 00:05:56.220  
Valerie B Desimone: Sure, I also have comments from our neighbor who emailed in at the north Carolina calm and when the Boards ready to hear those questions just three of them I can read them out to you.

83  
00:05:56.550 --> 00:05:59.190  
Christopher Carthy: Okay that's in reference to one Union as well, correct.

84  
00:05:59.550 --> 00:06:05.430  
Christopher Carthy: that's correct okay all right, thank you Okay, so the applicant can now take the lead.

85

00:06:06.120 --> 00:06:10.950

Eliot Senor P.E., L.S.: Okay, good evening how you doing I can share my screen here.

86

00:06:12.240 --> 00:06:13.140

share.

87

00:06:14.190 --> 00:06:15.120

Eliot Senor P.E., L.S.: Okay i'm.

88

00:06:15.540 --> 00:06:15.990

Just.

89

00:06:17.580 --> 00:06:32.040

Eliot Senor P.E., L.S.: US we emailed some updated plans this afternoon to Joe and the atom not that we expected anybody to look at them, but I just wanted to show you that we were.

90

00:06:33.360 --> 00:06:39.300

Eliot Senor P.E., L.S.: Actively responding to the last comments that were provided to us.

91

00:06:40.500 --> 00:06:41.190

We did get.

92

00:06:42.210 --> 00:06:43.560

Eliot Senor P.E., L.S.: Most of those comments.

93

00:06:44.250 --> 00:06:48.210

Eliot Senor P.E., L.S.: responded to whether they like, to the satisfaction of the.

94

00:06:48.390 --> 00:07:06.720

Eliot Senor P.E., L.S.: consultants as well, leave that for for them to you know and a future time um but, in any event, so what we have here for the public is a the property actually friends on gene Curry which is down down in this direction to.

95

00:07:06.720 --> 00:07:06.930

Eliot Senor P.E., L.S.: Go.

96

00:07:07.860 --> 00:07:08.310

To the left.



97

00:07:09.810 --> 00:07:21.930

Eliot Senor P.E., L.S.: Of the map, but this property easement that comes off of Qian lane, which is over, I think, is is number five key on it passes through a.

98

00:07:21.930 --> 00:07:23.580

Eliot Senor P.E., L.S.: Property here, which is called.

99

00:07:23.580 --> 00:07:24.570

Eliot Senor P.E., L.S.: The 3D on.

100

00:07:24.600 --> 00:07:26.040

Roland Baroni - Town Attorney: That also has funded john.

101

00:07:26.040 --> 00:07:28.440

Eliot Senor P.E., L.S.: Gene Curry and we're.

102

00:07:29.850 --> 00:07:32.550

Eliot Senor P.E., L.S.: trying to get a real of the easement.

103

00:07:32.610 --> 00:07:33.030

Eliot Senor P.E., L.S.: That was.

104

00:07:33.120 --> 00:07:36.300

Eliot Senor P.E., L.S.: On the file map relocated to this position.

105

00:07:36.900 --> 00:07:37.980

Roland Baroni - Town Attorney: As far as.

106

00:07:37.980 --> 00:07:38.220

What.

107

00:07:39.510 --> 00:07:47.010

Eliot Senor P.E., L.S.: We have been in contact with the people, Mr started five key on and in today's.

108

00:07:47.580 --> 00:07:48.420

Eliot Senor P.E., L.S.: In today's.

109

00:07:49.260 --> 00:07:50.730

Eliot Senor P.E., L.S.: A submission that we did we.

110

00:07:50.730 --> 00:07:50.910

Eliot Senor P.E., L.S.: Had.

111

00:07:50.940 --> 00:07:52.260

A letter from him.

112

00:07:53.580 --> 00:07:56.970

Eliot Senor P.E., L.S.: That he's given us permission to.

113

00:07:58.710 --> 00:08:00.420

Eliot Senor P.E., L.S.: grade on his property.

114

00:08:01.830 --> 00:08:09.420

Eliot Senor P.E., L.S.: Or it is, and this is the older version anyway, I have one side by Mr Stark that was part of the package and basically.

115

00:08:10.710 --> 00:08:14.850

Eliot Senor P.E., L.S.: We have actually are allowed now to grade at least five.

116

00:08:14.850 --> 00:08:16.980

Eliot Senor P.E., L.S.: feet past the 25 foot easement.

117

00:08:17.370 --> 00:08:17.580

Eliot Senor P.E., L.S.: and

118

00:08:18.360 --> 00:08:24.210

Eliot Senor P.E., L.S.: We are also sharing in the purchase of the landscaping.

119

00:08:24.210 --> 00:08:26.370

Eliot Senor P.E., L.S.: That, if you remember.

120

00:08:27.030 --> 00:08:30.330

Eliot Senor P.E., L.S.: Most of stark the neighbor had hired a landscape architect to do.

121

00:08:30.720 --> 00:08:32.520

Eliot Senor P.E., L.S.: Some screening of the driveway.

122

00:08:33.480 --> 00:08:36.090

Eliot Senor P.E., L.S.: That our site meeting we weren't necessarily.

123

00:08:36.090 --> 00:08:38.040

Eliot Senor P.E., L.S.: required screen that.

124

00:08:38.160 --> 00:08:39.300

Eliot Senor P.E., L.S.: said driveway.

125

00:08:40.470 --> 00:08:48.000

Eliot Senor P.E., L.S.: But they the homeowner and our builder did come and decided to purchase the trees together.

126

00:08:48.300 --> 00:08:49.950

Eliot Senor P.E., L.S.: That would be planted on Mr starts.

127

00:08:49.980 --> 00:08:50.700

property.

128

00:08:52.020 --> 00:09:00.210

Eliot Senor P.E., L.S.: And then that gave us the right grade beyond 25 foot 11 that was one of the questions that Mr trump Kelly had.

129

00:09:01.470 --> 00:09:07.680

Eliot Senor P.E., L.S.: Asked asked about we're still working on the easement through this lot here.

130

00:09:08.760 --> 00:09:10.530

Eliot Senor P.E., L.S.: But in any event, so.

131

00:09:10.860 --> 00:09:11.970

Eliot Senor P.E., L.S.: Basically, what we have.

132

00:09:11.970 --> 00:09:22.680

Eliot Senor P.E., L.S.: Is a House here and a long driveway with a turnaround in a garage three car garage there's going to be we.

133

00:09:22.710 --> 00:09:23.880

Eliot Senor P.E., L.S.: Have provisions for a.

134

00:09:23.880 --> 00:09:26.550

Eliot Senor P.E., L.S.: pool, but that doesn't necessarily mean that we're building a.

135

00:09:26.550 --> 00:09:32.490

Eliot Senor P.E., L.S.: Close this time, but we wanted to show it on the site plan our septic system is here.

136

00:09:32.910 --> 00:09:33.720

Eliot Senor P.E., L.S.: And we did.

137

00:09:33.750 --> 00:09:35.130

Roland Baroni - Town Attorney: And we didn't drop off at a.

138

00:09:35.130 --> 00:09:39.780

Eliot Senor P.E., L.S.: Town a copy of our septic approval for that septic system.

139

00:09:39.810 --> 00:09:40.770

From the health department.

140

00:09:42.120 --> 00:09:43.020

Eliot Senor P.E., L.S.: And we.

141

00:09:43.140 --> 00:09:43.470

Did.

142

00:09:44.580 --> 00:09:46.170

Eliot Senor P.E., L.S.: submit a.

143

00:09:48.030 --> 00:09:51.150

Eliot Senor P.E., L.S.: I think a planting plan showing.

144

00:09:52.770 --> 00:10:01.620

Eliot Senor P.E., L.S.: These are the House plans, yes, we do show us a planting plan that is going to screen this side, where most that that's the closest.

145

00:10:01.620 --> 00:10:03.360

Eliot Senor P.E., L.S.: house is on the side.

146

00:10:04.110 --> 00:10:06.750

Eliot Senor P.E., L.S.: And that's where we put most of our screening.

147

00:10:07.860 --> 00:10:08.730

Eliot Senor P.E., L.S.: If you.

148

00:10:09.120 --> 00:10:09.960

See.

149

00:10:12.570 --> 00:10:15.330

Eliot Senor P.E., L.S.: This is the House if the location there, so we.

150

00:10:15.390 --> 00:10:17.310

Eliot Senor P.E., L.S.: We put most of our screening here.

151

00:10:17.550 --> 00:10:29.280

Eliot Senor P.E., L.S.: There there's no house on lot 4.4 and the House that's back here is I don't know more than 150 feet away from the property or thereabouts I don't know the exact I can figure I.

152

00:10:31.170 --> 00:10:32.550

Eliot Senor P.E., L.S.: yeah I don't know the exact figure.

153

00:10:32.910 --> 00:10:35.010

Eliot Senor P.E., L.S.: But we did submit some area maps of.

154

00:10:35.070 --> 00:10:37.080

Eliot Senor P.E., L.S.: Of all the adjoining property owners.

155

00:10:38.340 --> 00:10:39.270

Eliot Senor P.E., L.S.: We have our.

156

00:10:40.440 --> 00:10:50.580

Eliot Senor P.E., L.S.: Are some dry wells here some Caltech's taking the water from the driveway and the front of the House and some additional ones back here taking the pool and the back of the House.

157

00:10:52.020 --> 00:10:52.830

Eliot Senor P.E., L.S.: I think that's.

158

00:10:56.190 --> 00:10:56.910

Eliot Senor P.E., L.S.: Finish of our.

159

00:10:56.940 --> 00:11:04.440

Adam Kaufman: Presentation yeah why don't you go back to the elevations for the House for just a minute, so if anyone's interested in seeing that.

160

00:11:04.530 --> 00:11:05.190

Adam Kaufman: I can see it.

161

00:11:06.630 --> 00:11:21.570

Eliot Senor P.E., L.S.: Right originally we had this garage turn sideways facing the neighbor but, at the sidewalk and further planning we turned it to face the same way as the front door, so it no longer faces the neighbor.

162

00:11:22.590 --> 00:11:23.100

Adam Kaufman: yeah I think.

163

00:11:23.490 --> 00:11:24.840

Adam Kaufman: Thank you, family and that.

164

00:11:24.930 --> 00:11:28.800

Adam Kaufman: that's a good presentation of of where we are Christopher.

165

00:11:29.430 --> 00:11:30.540

Leslie C: Now I make one comment.

166

00:11:31.470 --> 00:11:39.840

Leslie C: Please i'm the owner i'm i'm building a 30,000 square foot House I don't know how it became 5900 square feet that's my only.

167

00:11:42.720 --> 00:11:44.100

Leslie C: 3800 square feet.

168

00:11:44.100 --> 00:11:49.770

Leslie C: Yet I must be raining in two stories of garage to come up to 5900.

169

00:11:49.800 --> 00:11:52.200

Adam Kaufman: I don't matter the garage would be included in the.

170

00:11:52.200 --> 00:11:53.280

Adam Kaufman: Florida area yeah.

171

00:11:53.370 --> 00:11:57.600

Leslie C: Okay it's still it's still not 2000 people or whatever okay just wanted to make that comment.

172

00:12:00.420 --> 00:12:02.070

Christopher Carthy: Well we're getting his square footage.

173

00:12:02.070 --> 00:12:04.590

Christopher Carthy: From the applicant we're not making it up correct I know.

174

00:12:04.590 --> 00:12:06.090

Eliot Senor P.E., L.S.: Somebody yeah.

175

00:12:07.680 --> 00:12:08.520

Eliot Senor P.E., L.S.: I think that work.

176

00:12:08.550 --> 00:12:11.700

Eliot Senor P.E., L.S.: Where we're putting a garage and the area.

177

00:12:12.540 --> 00:12:14.430

Adam Kaufman: And you would include the porch so.

178

00:12:15.960 --> 00:12:17.790

Leslie C: If you include an old man oh.

179

00:12:18.630 --> 00:12:19.020

Okay.

180

00:12:20.370 --> 00:12:28.290

Christopher Carthy: So I mean board members, the bottom line is when you're looking at the draft resolution it's still wide open, we saw plans coming in.

181

00:12:29.520 --> 00:12:34.170

Christopher Carthy: there's a lot of so a lot of things to be checked off so.

182

00:12:35.310 --> 00:12:43.530

Christopher Carthy: And, given the fact that there a new plants come in, Adam, but he that we should move on this draft resolution tonight, are you think though.

183

00:12:43.530 --> 00:12:58.500

Adam Kaufman: I think it's important for us to hear from the neighbors and see what comments are understand what those issues are if we can come to a resolution tonight i'm amenable to adopting the resolution with these conditions and.

184

00:13:01.800 --> 00:13:08.040

Eliot Senor P.E., L.S.: Most of the items, or you know or engineering details, it has nothing to do with.

185

00:13:08.460 --> 00:13:09.510

Roland Baroni - Town Attorney: relations and things.

186

00:13:09.510 --> 00:13:10.770

Eliot Senor P.E., L.S.: Like that right.

187

00:13:11.250 --> 00:13:16.410

Christopher Carthy: i'll discuss that with the board, so we have some neighbors who want to opine on this application.

188

00:13:16.800 --> 00:13:24.990

Adam Kaufman: We do, do you want to hear the letter that Val has or do you want to hear from the neighbor who wants to appear in front of you.

189

00:13:25.080 --> 00:13:28.500

Christopher Carthy: i'd like to if there's a neighbor in the waiting room i'd like to bring the neighbor and please.

190

00:13:28.710 --> 00:13:29.160

Adam Kaufman: Do that right.

191

00:13:51.300 --> 00:14:00.990

Valerie B Desimone: While you're doing that Adam George drapeau emailed me and said he was in the waiting room to come in, I wasn't sure what he had arranged with Jane as to who the conservation board representative would be tonight.

192

00:14:01.200 --> 00:14:05.220

Adam Kaufman: yeah Jamie what you want us to let Jordan and i'm.

193

00:14:05.370 --> 00:14:06.930

JANE BLACK - Conservation Board: sure you can like George in.



194

00:14:07.740 --> 00:14:10.380

JANE BLACK - Conservation Board: You know he's not the official representative.

195

00:14:11.760 --> 00:14:13.020

Adam Kaufman: All right, I mean you want.

196

00:14:16.890 --> 00:14:18.420

Adam Kaufman: To leave and let Georgia.

197

00:14:19.680 --> 00:14:20.460

JANE BLACK - Conservation Board: I know I.

198

00:14:21.480 --> 00:14:22.560

JANE BLACK - Conservation Board: was to be covering the meeting.

199

00:14:23.100 --> 00:14:23.610

Adam Kaufman: Alright, so.

200

00:14:24.570 --> 00:14:25.950

Christopher Carthy: i'm gonna give him a quick call.

201

00:14:26.010 --> 00:14:29.040

Christopher Carthy: And oh okay i'm gonna give him to give George a quick call.

202

00:14:29.250 --> 00:14:30.150

Roland Baroni - Town Attorney: To see if I get them.

203

00:14:30.720 --> 00:14:31.860

JANE BLACK - Conservation Board: You know I don't know whether he has.

204

00:14:31.860 --> 00:14:33.870

JANE BLACK - Conservation Board: Something, in particular, or what you know.

205

00:14:38.100 --> 00:14:41.280

Christopher Carthy: hey George are you are you thinking you want to come in on our meeting.

206

00:14:55.350 --> 00:14:55.920  
Christopher Carthy: yeah George.

207  
00:14:56.940 --> 00:14:57.900  
Christopher Carthy: just give me a second place.

208  
00:15:24.420 --> 00:15:27.240  
Christopher Carthy: Now, Adam that was just a little confusion okay.

209  
00:15:28.530 --> 00:15:30.540  
Christopher Carthy: So we don't we don't need to let Georgian.

210  
00:15:31.260 --> 00:15:37.500  
Adam Kaufman: Alright, so Jessica and mark, do you want to hop off mute and and talk to us.

211  
00:15:40.290 --> 00:15:40.470  
Jess and Marc Todaro: Like.

212  
00:15:41.910 --> 00:15:43.500  
Jess and Marc Todaro: Okay i'm good.

213  
00:15:44.970 --> 00:15:54.180  
Jess and Marc Todaro: i'm now we went we just had some concerns basically that we wanted to ask about invoice and you know it's from what we can see it looks like.

214  
00:15:54.690 --> 00:16:06.960  
Jess and Marc Todaro: The plans for where the House is being built or are actually quite close to where our houses and you know, we had some concerns about the building process and the driveway and the proximity and that stuff.

215  
00:16:08.070 --> 00:16:08.220  
Eliot Senor P.E., L.S.: To.

216  
00:16:09.300 --> 00:16:10.050  
Adam Kaufman: go over.

217  
00:16:10.860 --> 00:16:13.770  
Eliot Senor P.E., L.S.: This is your House here on the corner of the on and.

218

00:16:14.910 --> 00:16:15.660

Jess and Marc Todaro: that's us yeah.

219

00:16:17.130 --> 00:16:21.300

Eliot Senor P.E., L.S.: I pulled up the aerial just see what's going on.

220

00:16:25.200 --> 00:16:27.750

Adam Kaufman: Okay, you want to get into the specifics and we can.

221

00:16:27.750 --> 00:16:29.760

Adam Kaufman: Try to address your your comments.

222

00:16:30.360 --> 00:16:31.380

Jess and Marc Todaro: So after reading.

223

00:16:32.910 --> 00:16:34.560

Jess and Marc Todaro: The plans over a couple times.

224

00:16:35.580 --> 00:16:37.260

Jess and Marc Todaro: Is there any proposed blasting.

225

00:16:37.380 --> 00:16:38.070

For the site.

226

00:16:39.780 --> 00:16:41.550

Eliot Senor P.E., L.S.: No, no blasting.

227

00:16:42.030 --> 00:16:43.020

Eliot Senor P.E., L.S.: We have done.

228

00:16:43.560 --> 00:16:48.780

Eliot Senor P.E., L.S.: test kits a couple of dozen of them actually we have.

229

00:16:49.200 --> 00:16:50.400

Eliot Senor P.E., L.S.: A fee and.

230

00:16:51.420 --> 00:16:51.990

Eliot Senor P.E., L.S.: Eight feet.

231

00:16:52.020 --> 00:16:57.480

Eliot Senor P.E., L.S.: In the septic and a feed actually where the House is going to go so there's no blessed phone we don't believe there's going to be any rock removal.

232

00:16:58.770 --> 00:17:02.010

Jess and Marc Todaro: Okay um our next big concern.

233

00:17:02.220 --> 00:17:03.420

Jess and Marc Todaro: While the driveway.

234

00:17:03.870 --> 00:17:08.670

Jess and Marc Todaro: Your proximity to our property line along that rock wall uh.

235

00:17:09.000 --> 00:17:20.370

Jess and Marc Todaro: I guess it's just south of where you have those green fit trees, scheduled for yeah over there um, so I would rather insurances that.

236

00:17:21.900 --> 00:17:22.890

Jess and Marc Todaro: With this driveway.

237

00:17:24.240 --> 00:17:35.880

Jess and Marc Todaro: As cars come and go, it pretty much looks like headlights from cars ups trucks Amazon trucks, whatever its oil or propane delivery kinda will be shining direct line to our.

238

00:17:36.030 --> 00:17:47.760

Jess and Marc Todaro: master bedroom which is on the most western part of our House yeah more over more Western that at the very West Southwest corner, is our master bedroom.

239

00:17:48.150 --> 00:17:49.110

Jess and Marc Todaro: So you're kind of.

240

00:17:49.590 --> 00:17:59.880

Jess and Marc Todaro: that's kind of a concern of the due to the elevation of that House now property being so it's higher than our property it's definitely going to be pointing down into us for.

241

00:18:01.380 --> 00:18:07.110

Jess and Marc Todaro: The long run, not the circular part of the driveway mostly make the turn off for the he's not.

242

00:18:08.190 --> 00:18:14.790

Eliot Senor P.E., L.S.: All right, well as if I can met, if I may answer basically as we're coming down this direction we're.

243

00:18:14.790 --> 00:18:15.720

Eliot Senor P.E., L.S.: really not.

244

00:18:16.020 --> 00:18:18.120

Eliot Senor P.E., L.S.: pointing in that direction directly.

245

00:18:18.540 --> 00:18:21.090

Eliot Senor P.E., L.S.: And then we're moving away as we get closer.

246

00:18:21.420 --> 00:18:26.130

Eliot Senor P.E., L.S.: But we are, but we are providing the screening at.

247

00:18:26.190 --> 00:18:32.550

Eliot Senor P.E., L.S.: The driveway level i'm looking you know so we're doing a bunch of screening along that that should should.

248

00:18:33.810 --> 00:18:38.250

Eliot Senor P.E., L.S.: shield your any cars coming down that from from from here.

249

00:18:40.050 --> 00:18:40.350

Jess and Marc Todaro: But.

250

00:18:41.130 --> 00:18:42.420

Eliot Senor P.E., L.S.: So we so we don't.

251

00:18:43.380 --> 00:18:45.120

Eliot Senor P.E., L.S.: This is our property line here.

252

00:18:45.180 --> 00:18:48.450

Eliot Senor P.E., L.S.: Right everything over here is that other lie.

253

00:18:50.430 --> 00:18:52.560

Eliot Senor P.E., L.S.: We have some space in our Eastman.

254

00:18:53.850 --> 00:19:08.340

Eliot Senor P.E., L.S.: That we're getting from those people we could extend that line up a little farther in here if the if the necessary onto a lot for for our easy maybe limiting.

255

00:19:08.400 --> 00:19:14.610

Eliot Senor P.E., L.S.: Our easement is, including everything from 10 feet off the curb line to the property line or wider than.

256

00:19:15.090 --> 00:19:15.660

Roland Baroni - Town Attorney: For these men.

257

00:19:17.850 --> 00:19:19.830

Jess and Marc Todaro: Okay ah, I.

258

00:19:20.130 --> 00:19:22.530

Jess and Marc Todaro: guess, one of the things to at least for me and we.

259

00:19:22.590 --> 00:19:31.530

Jess and Marc Todaro: We have small children, you know, seven years old, and this is our backyard, so I guess is if it could be as far from that line just God.

260

00:19:31.530 --> 00:19:39.780

Jess and Marc Todaro: forbid the car skids off the driveway you know I just my fear is having motorized vehicles like where our children kind of play.

261

00:19:41.340 --> 00:19:47.250

Jess and Marc Todaro: as well, or if there's like a fence or something or some type of separation for safety to I guess it's my.

262

00:19:47.790 --> 00:19:53.490

Eliot Senor P.E., L.S.: Well we're yeah we're about 10 or 12 feet off a property line, and we, and we are in this place.

263

00:19:55.230 --> 00:19:57.120

Eliot Senor P.E., L.S.: Because that is where the existing.

264

00:19:57.240 --> 00:19:59.340

Eliot Senor P.E., L.S.: driveway is we're not cutting out.

265

00:19:59.760 --> 00:20:00.780

Eliot Senor P.E., L.S.: We move it over to the.

266

00:20:00.780 --> 00:20:04.650

Eliot Senor P.E., L.S.: Left or to the south, where into that hillside that we're gonna have to cut.

267

00:20:05.490 --> 00:20:12.720

Eliot Senor P.E., L.S.: More rock and and and at that point, there is rock there, and so we felt this was the best place for the.

268

00:20:12.840 --> 00:20:19.980

Jess and Marc Todaro: driveway um I know you mentioned the street and you were pointing out what those trees that would kind of shield us um.

269

00:20:21.090 --> 00:20:28.980

Jess and Marc Todaro: The Green Party trees that are proposed i'm looking at the the planting plan i'm sure possibility those could be.

270

00:20:29.130 --> 00:20:31.620

Jess and Marc Todaro: Not everybody's and be.

271

00:20:31.830 --> 00:20:35.280

Jess and Marc Todaro: more of a pilot spruce variety, because, as you know.

272

00:20:36.270 --> 00:20:40.170

Jess and Marc Todaro: everybody's not going to last in this area, the.

273

00:20:41.220 --> 00:20:43.020

Jess and Marc Todaro: palm trees out to beat them.

274

00:20:43.230 --> 00:20:44.940

Eliot Senor P.E., L.S.: to write their their.

275

00:20:45.180 --> 00:20:49.590

Eliot Senor P.E., L.S.: Their label just evergreen trees, or no down here, so we got.

276

00:20:49.590 --> 00:20:52.560

Jess and Marc Todaro: On G one, these are.

277

00:20:52.590 --> 00:20:53.820

Eliot Senor P.E., L.S.: PA one.

278

00:20:56.940 --> 00:21:05.130

Eliot Senor P.E., L.S.: is Norway screws all these larger ones in Norway spruce and they're intermingled with our providers, we don't want to.

279

00:21:05.460 --> 00:21:18.510

Eliot Senor P.E., L.S.: be generally we didn't do this, this was done by a landscape architect, and they generally don't like to use just one type of tree in case they get some sort of you know test, you know test there they die off so.

280

00:21:18.990 --> 00:21:30.030

Eliot Senor P.E., L.S.: These are all these are all Norway spruce and then we have just six arbor vitae dispersed in there, and there are existing there are existing pine trees there that are going to stay.

281

00:21:33.120 --> 00:21:35.220

Eliot Senor P.E., L.S.: These are all all these trees are going to stay.

282

00:21:36.570 --> 00:21:41.700

Jess and Marc Todaro: My point is that you're mixing in these ad providers who supposed to provide screening to my house.

283

00:21:41.790 --> 00:21:52.200

Jess and Marc Todaro: And we're also looks like the proposed propane tank I want i'm looking at it here i'm screening should be blocking that as well um.

284

00:21:53.640 --> 00:22:09.060

Jess and Marc Todaro: But point is I provide is won't last in this area, because I watch the builder of the two previous houses on we input everybody's and now there's no everybody's because the deer in ad providers i'm just suggesting.

285

00:22:09.480 --> 00:22:19.020

Jess and Marc Todaro: That instead of putting our providers put other other other pine trees or spruce trees, which again resistant whichever riders or not, so I.

286

00:22:19.530 --> 00:22:19.740

know.

287

00:22:20.820 --> 00:22:22.920



Adam Kaufman: Mark should we have a conversation about.

288

00:22:23.430 --> 00:22:27.750

Adam Kaufman: Do you have a preference would you like to see a physical barrier like a fence instead.

289

00:22:28.050 --> 00:22:28.440

Adam Kaufman: I mean.

290

00:22:28.590 --> 00:22:32.970

Jess and Marc Todaro: To be honest with you yeah, I would like to see as much better as.

291

00:22:32.970 --> 00:22:39.990

Jess and Marc Todaro: Possible not see the House not see the problem obviously nobody can see the House, but the more barrier, the better.

292

00:22:40.050 --> 00:22:45.300

Adam Kaufman: So Elliot do you think that's a possibility long that property line instead to have a fence.

293

00:22:46.320 --> 00:22:47.460

Eliot Senor P.E., L.S.: i'm Leslie.

294

00:22:48.780 --> 00:22:49.500

Eliot Senor P.E., L.S.: You want to.

295

00:22:49.890 --> 00:22:52.920

Leslie C: print more kind of put up a solid Defense.

296

00:22:53.340 --> 00:22:56.280

Eliot Senor P.E., L.S.: mega stockade fence along that line.

297

00:22:56.910 --> 00:22:57.930

Leslie C: You see, right through it.

298

00:22:58.860 --> 00:22:59.400

Eliot Senor P.E., L.S.: No solid.

299

00:22:59.700 --> 00:23:01.410

Eliot Senor P.E., L.S.: A solid solid like a fence yeah.

300

00:23:01.800 --> 00:23:06.660

Leslie C: I mean, I could do that I don't think it warrants the area I mean there are no.

301

00:23:06.660 --> 00:23:09.090

Jess and Marc Todaro: solid, I agree that.

302

00:23:09.300 --> 00:23:10.320

Jess and Marc Todaro: every Thursday.

303

00:23:12.120 --> 00:23:17.580

Leslie C: We could change, maybe you're providing to white pine I would have to ask the landscape architect.

304

00:23:18.030 --> 00:23:20.070

Jess and Marc Todaro: yeah that's what i'm asking you.

305

00:23:20.310 --> 00:23:21.060

Leslie C: To do that.

306

00:23:21.270 --> 00:23:29.460

Jess and Marc Todaro: To make sure the trees that are used to the screening our dear resistant trees and I have wall pines blue spruce.

307

00:23:30.300 --> 00:23:30.750

Leslie C: I haven't.

308

00:23:31.470 --> 00:23:33.510

Jess and Marc Todaro: I agree, the stockade fences not.

309

00:23:33.840 --> 00:23:34.500

Leslie C: Not it's not.

310

00:23:34.650 --> 00:23:39.750

Jess and Marc Todaro: it's not 50 area but i'm not streaming there as possible would definitely be a benefit.

311

00:23:40.290 --> 00:23:47.760

Leslie C: yeah well, we can ask them well he's the landscape architect about changing that to white pine instead.

312

00:23:48.990 --> 00:23:59.160

Leslie C: And white points go pretty fast too so, though, as far as one comment, I think that your wife made about cars flipping off the driveway we got a good 1012 feet.

313

00:23:59.970 --> 00:24:08.520

Leslie C: By that rock wall that rock was actually on my property if a car happens okay dad if it would, but if it slips off it's going to hit the rock wall.

314

00:24:09.810 --> 00:24:10.770

Leslie C: So you know.

315

00:24:11.580 --> 00:24:12.030

Jess and Marc Todaro: I mean.

316

00:24:12.330 --> 00:24:14.610

Leslie C: The rock wall staying where it is when I touched me.

317

00:24:15.960 --> 00:24:22.050

Eliot Senor P.E., L.S.: Countries there I just also wanted to point out the fact that the thousand gallon propane tank is underground.

318

00:24:22.110 --> 00:24:23.910

Leslie C: Okay, so on the ground, yes, you don't see it.

319

00:24:24.240 --> 00:24:24.930

it's underground.

320

00:24:26.460 --> 00:24:35.010

Jess and Marc Todaro: Okay, and we were listening earlier, so the the notification that we got from the proposed house and 5900 square feet is incorrect it's actually 1300.

321

00:24:35.400 --> 00:24:36.480

Leslie C: You know it's actually.

322

00:24:36.720 --> 00:24:40.800

Leslie C: I backed off its 3800 for the actual house.

323

00:24:40.950 --> 00:24:48.330

Leslie C: right if you add in the garage and the decks and everything else you probably have 5900 yes okay gotcha all right.

324

00:24:50.730 --> 00:24:51.420

Jess and Marc Todaro: um.

325

00:24:53.220 --> 00:24:56.190

Jess and Marc Todaro: It was trying to think what else I think that's.

326

00:24:56.280 --> 00:25:02.070

Leslie C: They don't and, if you look at, if you look at the angle of the driveway as proposed those lights are not.

327

00:25:03.180 --> 00:25:07.830

Leslie C: heading towards your House you're actually heading more between your House in my house.

328

00:25:08.430 --> 00:25:20.340

Leslie C: And then, once we made our boundary turning to the left, which now we're totally going away from your House that's why you switched the garage completely the garage was facing your House we turned it around complete.

329

00:25:21.150 --> 00:25:28.650

Jess and Marc Todaro: which was one of our concerns, actually, to which we heard you say before this was the face mean of the garage and all that so that's.

330

00:25:28.770 --> 00:25:30.690

Leslie C: When we change that.

331

00:25:35.130 --> 00:25:37.020

Jess and Marc Todaro: Alright, we have any other.

332

00:25:37.560 --> 00:25:38.940

Jess and Marc Todaro: No, I guess you know it just.

333

00:25:38.940 --> 00:25:39.450

Roland Baroni - Town Attorney: Work we.

334

00:25:39.540 --> 00:25:42.090

Jess and Marc Todaro: You know it's it's for us it's feels like.

335

00:25:42.960 --> 00:25:51.060

Jess and Marc Todaro: it's being built as as close as possible in a way, you know, to the boundary and I know we're very close, on the other side of the boundary.

336

00:25:51.360 --> 00:25:53.250

Jess and Marc Todaro: So we just want to make sure there's.

337

00:25:53.760 --> 00:26:02.520

Jess and Marc Todaro: there's separation, you know everything's very roomy here in their neighborhood you know the houses are generally not this close, so we don't want it to.

338

00:26:03.420 --> 00:26:11.460

Jess and Marc Todaro: feel closer than it is you know normally for the area, and you know what I guess, one of the things we had talked about that we were worried is.

339

00:26:11.790 --> 00:26:12.360

Jess and Marc Todaro: When we come.

340

00:26:12.390 --> 00:26:16.620

Jess and Marc Todaro: Time to sell the House, you know, is it going to feel less private than.

341

00:26:18.060 --> 00:26:18.540

Jess and Marc Todaro: Normal.

342

00:26:18.570 --> 00:26:20.670

Jess and Marc Todaro: For this area that was that's our thing.

343

00:26:22.470 --> 00:26:28.710

Jess and Marc Todaro: Our biggest concern, and you know, obviously, the same thing I work with the kids but that's fine with the wall and all that you know.

344

00:26:29.910 --> 00:26:37.230

Jess and Marc Todaro: that's what i'm it does feel like they're quite close compared to like a lot of the normal houses in the area is that any.

345

00:26:37.290 --> 00:26:41.340

Jess and Marc Todaro: I know it's probably because of the ground and the rock or whenever we.

346

00:26:42.330 --> 00:26:43.770

Adam Kaufman: really know where else, to put it.

347

00:26:43.860 --> 00:26:47.850

Adam Kaufman: For you know for such a large lot it's a highly constrained lot.

348

00:26:48.390 --> 00:26:51.810

Adam Kaufman: yeah yeah This is where it's going to go, and I think or.

349

00:26:52.140 --> 00:26:52.890

Roland Baroni - Town Attorney: Make or.

350

00:26:53.070 --> 00:27:04.980

Adam Kaufman: are accurate right, it is closer than you normally see that's why we spent the time trying to get the screening between the properties and rotating the garage to make that better it's a over time.

351

00:27:05.370 --> 00:27:14.130

Adam Kaufman: You know yeah both property owners might want to add some some maybe additional screening you'll just have to see how it plays out how it feels after everything is built.

352

00:27:15.750 --> 00:27:18.480

Adam Kaufman: You know it shouldn't be on top of you right there is still.

353

00:27:19.650 --> 00:27:20.910

Eliot Senor P.E., L.S.: There were 85.

354

00:27:21.570 --> 00:27:22.710

Eliot Senor P.E., L.S.: or 80 feet from.

355

00:27:24.000 --> 00:27:24.840

Eliot Senor P.E., L.S.: The garage.

356

00:27:25.680 --> 00:27:28.830

Leslie C: Were 125 feet from the closest.

357

00:27:28.860 --> 00:27:29.370

Leslie C: point.

358

00:27:29.550 --> 00:27:30.450

Leslie C: of their house.

359

00:27:30.660 --> 00:27:37.410

Leslie C: The closest point of mine right exactly, and I believe in the summertime with the leaves and everything up you won't see it at all.

360

00:27:38.670 --> 00:27:42.990

Jess and Marc Todaro: i'm afraid for the winter time it'll it'll feel close that's the fear, because I.

361

00:27:43.350 --> 00:27:45.240

Leslie C: You know the points or hill.

362

00:27:46.200 --> 00:28:00.870

Jess and Marc Todaro: yeah that would be better, I mean, is there any like the placement of the garage itself like is it you know, I was wondering like it's on the coming down the right side of the House like there's no way for it to come off the left side like.

363

00:28:00.990 --> 00:28:02.250

Jess and Marc Todaro: know the circle is like.

364

00:28:02.280 --> 00:28:03.990

Jess and Marc Todaro: That kind of type of their change.

365

00:28:04.680 --> 00:28:09.990

Leslie C: To make it known we wouldn't be able to get the septic in that I assume is the correct going.

366

00:28:10.800 --> 00:28:13.500

Eliot Senor P.E., L.S.: Well, it there's a lot of steep slope on that side of the.

367

00:28:13.500 --> 00:28:15.030

Eliot Senor P.E., L.S.: House you know go.

368

00:28:15.060 --> 00:28:21.120

Eliot Senor P.E., L.S.: So it makes it more difficult, this was the This position is actually where the original subdivision.

369

00:28:21.270 --> 00:28:22.410

Eliot Senor P.E., L.S.: show a house.

370

00:28:22.830 --> 00:28:31.020

Eliot Senor P.E., L.S.: location or outlined of developable aerial early on the original subdivision for 2002.

371

00:28:34.440 --> 00:28:38.400

Jess and Marc Todaro: yeah forgive me, I can't read the plants quite that well so that's why I asked you.

372

00:28:41.550 --> 00:28:43.650

Jess and Marc Todaro: I don't know if you have any other know.

373

00:28:44.340 --> 00:28:51.960

Christopher Carthy: Adjusting mark why don't you stay on the line we're going to read some letters from some of your other neighbors in case you have any other questions after those letters read.

374

00:28:52.590 --> 00:29:07.170

Christopher Carthy: And then, thank you for your input you, you know your input was valuable and the applicant will address your concerns about the arm of it see if he can come up with a planting plan that you think that's a little more deer resistant and we'll.

375

00:29:07.320 --> 00:29:08.580

Christopher Carthy: move forward on that note.

376

00:29:08.880 --> 00:29:14.370

Christopher Carthy: So now, are you positioned to read the other letters of reference to this project, please.

377

00:29:14.820 --> 00:29:21.210

Valerie B Desimone: Oh yes, I have at this point, I have two letters another one is comments and the meeting is started so i'll start with the first one.

378

00:29:21.780 --> 00:29:33.600

Valerie B Desimone: And the first one is from Dana Castle lucci and her questions she has three questions and her first question is, will the new home be visible from gene Curry.

379

00:29:35.070 --> 00:29:35.430

Eliot Senor P.E., L.S.: know.



380

00:29:36.900 --> 00:29:38.670

Eliot Senor P.E., L.S.: My my that's pretty far away, he.

381

00:29:38.910 --> 00:29:40.680

Leslie C: writes like 400 feet now.

382

00:29:41.910 --> 00:29:47.670

Valerie B Desimone: hey her second question is, will there be access to the home now or in the future from gene Curry.

383

00:29:48.060 --> 00:29:48.330

No.

384

00:29:50.070 --> 00:29:56.790

Valerie B Desimone: Okay, and her third question is has there been any studies done regarding the water runoff to face.

385

00:29:57.150 --> 00:29:58.230

A new home for people.

386

00:29:59.940 --> 00:30:01.170

Eliot Senor P.E., L.S.: I didn't quite hear that.

387

00:30:02.100 --> 00:30:02.760

Valerie B Desimone: Okay i'm.

388

00:30:03.630 --> 00:30:05.190

Adam Kaufman: Talking about swarm belly.

389

00:30:05.250 --> 00:30:08.220

Valerie B Desimone: Regarding otter run on King Curry base on.

390

00:30:10.560 --> 00:30:12.120

Eliot Senor P.E., L.S.: We don't have any water directed.

391

00:30:12.120 --> 00:30:13.500

Eliot Senor P.E., L.S.: toward Mary.

392

00:30:14.640 --> 00:30:23.730

Eliot Senor P.E., L.S.: Jane carries down here our houses up here there's there's no there's no plans on any development in that in that area where we're basically building right in here.

393

00:30:24.480 --> 00:30:27.540

Valerie B Desimone: Okay Danny from five Jim correct right.

394

00:30:30.030 --> 00:30:30.870

Valerie B Desimone: So i'll move on.

395

00:30:31.620 --> 00:30:31.980

Roland Baroni - Town Attorney: To do.

396

00:30:32.250 --> 00:30:33.660

Valerie B Desimone: Or are there any other comments.

397

00:30:35.550 --> 00:30:49.860

Christopher Carthy: I would just say the neighbor to know that you know, I was part of all site plan reviews the project was reviewed by the town engineer for stormwater management and part of this project and Bob stormwater management so so there's no impact those neighbors.

398

00:30:54.480 --> 00:30:57.930

Valerie B Desimone: next comment is from a gale.

399

00:30:59.010 --> 00:31:03.810

Valerie B Desimone: Her last name is spelled z's movie w ir E n is.

400

00:31:05.490 --> 00:31:14.190

Valerie B Desimone: She has a paragraph this out was a sufficient forth look taken at the effects this property will have i'm form water runoff.

401

00:31:16.590 --> 00:31:17.070

Eliot Senor P.E., L.S.: Yes.

402

00:31:17.460 --> 00:31:18.120

Leslie C: same answer.

403

00:31:19.440 --> 00:31:19.740

Valerie B Desimone: Okay.

404

00:31:20.070 --> 00:31:20.220

Valerie B Desimone: It.

405

00:31:20.310 --> 00:31:21.720

Valerie B Desimone: seems that the erosion would be.

406

00:31:21.720 --> 00:31:32.160

Valerie B Desimone: seriously concerned with the removal mature trees impermeable land, how will this be adequately amended and maintained and an attractive.

407

00:31:34.770 --> 00:31:36.630

Eliot Senor P.E., L.S.: Man that's all part of our storm water.

408

00:31:36.630 --> 00:31:40.410

Eliot Senor P.E., L.S.: erosion control on requirements for the for the town.

409

00:31:43.680 --> 00:31:45.090

Christopher Carthy: So john.

410

00:31:45.120 --> 00:31:47.370

Christopher Carthy: john can you put those lines in a.

411

00:31:47.670 --> 00:31:48.540

minute, please.

412

00:31:50.460 --> 00:31:51.390

John Kellard - Town Engineer: Sure, Chris.

413

00:31:52.710 --> 00:31:53.190

Roland Baroni - Town Attorney: Elliott.

414

00:31:53.430 --> 00:31:56.070

John Kellard - Town Engineer: During a plan which.

415

00:31:57.090 --> 00:32:04.380

John Kellard - Town Engineer: includes storm water calculations for storm events that occur up to us, the largest storm of.

416

00:32:05.970 --> 00:32:11.610

John Kellard - Town Engineer: Once in 25 years storm event and he says, then infiltration system.

417

00:32:11.640 --> 00:32:20.700

John Kellard - Town Engineer: To mitigate any increase in stormwater runoff from the driveway and from the House site, the pool decks.

418

00:32:21.720 --> 00:32:25.890

John Kellard - Town Engineer: And even the pool discharge if it down the.

419

00:32:27.090 --> 00:32:28.230

John Kellard - Town Engineer: Winter ization.

420

00:32:30.630 --> 00:32:40.800

John Kellard - Town Engineer: edition we provided some additional comments that Elliott, we asked them because you will have some discharge from the infiltrators.

421

00:32:44.430 --> 00:33:00.900

John Kellard - Town Engineer: is charged, which is less than what flows off the property now, we asked the Elliott, to show us a dissipation system whereby any discharge who've been viewed over a wider portion of land and not appoint discharge at any specific topic.

422

00:33:02.070 --> 00:33:07.140

John Kellard - Town Engineer: We also asked Elliot to consider installing a.

423

00:33:07.320 --> 00:33:08.400

John Kellard - Town Engineer: compliant sediment.

424

00:33:08.820 --> 00:33:16.320

John Kellard - Town Engineer: In the rear of the House, and on the side of the House so during construction any sediment laden run off.

425

00:33:17.340 --> 00:33:21.090

John Kellard - Town Engineer: From when the vegetation is removed can be captured.

426

00:33:22.740 --> 00:33:27.300

John Kellard - Town Engineer: home did, that the the sediments would drop out.

427

00:33:27.600 --> 00:33:29.550

Roland Baroni - Town Attorney: And filter because this church.

428

00:33:30.120 --> 00:33:33.990

John Kellard - Town Engineer: Is all directly to protect the neighbors to the rare into the same.

429

00:33:36.570 --> 00:33:37.920

Christopher Carthy: Thank you john that was useful.

430

00:33:43.140 --> 00:33:43.530

Roland Baroni - Town Attorney: So.

431

00:33:44.880 --> 00:33:46.290

Valerie B Desimone: There are a few more questions in.

432

00:33:46.290 --> 00:33:47.460

Christopher Carthy: This okay go ahead.

433

00:33:48.480 --> 00:33:48.990

Valerie B Desimone: Okay.

434

00:33:49.320 --> 00:33:56.940

Valerie B Desimone: The current idea of scope attainment seems temporary anatomy and ugly early their calls for screening.

435

00:33:56.970 --> 00:34:00.960

Valerie B Desimone: On the fun side will there be any screaming to the genie Curry.

436

00:34:04.560 --> 00:34:08.310

Eliot Senor P.E., L.S.: Know Jim carrey is three or 400 feet away.

437

00:34:09.870 --> 00:34:15.690

Adam Kaufman: Essentially, that wooded slope is going to remain there are coming out in that anywhere near.

438

00:34:15.720 --> 00:34:16.920

Leslie C: Everything is remaining.

439

00:34:20.520 --> 00:34:27.780

Valerie B Desimone: Okay next question is, will there be a drainage path for the storm water to ensure it goes toward Brett lane.

440

00:34:27.990 --> 00:34:30.120

Valerie B Desimone: And not found slope towards gene Curry.

441

00:34:31.980 --> 00:34:40.710

Eliot Senor P.E., L.S.: guys natural barrier between the between our property in our in our House and and gene carry it actually goes up they'll slightly before it goes down.

442

00:34:42.300 --> 00:34:46.770

Eliot Senor P.E., L.S.: um I don't know if our tobacco went that or with our.

443

00:34:50.760 --> 00:34:56.220

Eliot Senor P.E., L.S.: But this area here starts going up before it starts going down and see these contours here are.

444

00:34:56.340 --> 00:34:59.640

Eliot Senor P.E., L.S.: are showing arise before it goes down the hill.

445

00:35:01.350 --> 00:35:06.930

John Kellard - Town Engineer: And it's clear on the plan that there's no what no emotion direct connection Curry.

446

00:35:13.410 --> 00:35:14.220

State energy.

447

00:35:16.080 --> 00:35:16.470

Leslie C: Can you.

448

00:35:19.350 --> 00:35:19.950

Eliot Senor P.E., L.S.: repeat that.

449

00:35:21.120 --> 00:35:24.480

Valerie B Desimone: How will this project exceed state energy REP.

450

00:35:26.400 --> 00:35:35.310

Adam Kaufman: Oh state energy that's going to be reviewed by the building department and it wouldn't need to exceed the building code requirements, but i'll have to demonstrate that the building department.

451

00:35:38.070 --> 00:35:40.050

Valerie B Desimone: Alright last question is.

452

00:35:40.290 --> 00:35:43.620

Valerie B Desimone: Are there any wetlands or not the people work states boats.

453

00:35:45.720 --> 00:35:46.590

Eliot Senor P.E., L.S.: there's no wetlands.

454

00:35:52.620 --> 00:35:55.980

Valerie B Desimone: You want me to email her back and asked her where it states are yet let.

455

00:35:56.910 --> 00:35:56.970

me.

456

00:35:59.130 --> 00:36:07.410

Valerie B Desimone: know what she's saying the paperwork states that in some places paperwork states there's wetlands and other places, it does not so that's why she's asking the question.

457

00:36:08.610 --> 00:36:11.250

Adam Kaufman: yeah well there are there aren't any weapon impacts yeah.

458

00:36:14.910 --> 00:36:18.090

Valerie B Desimone: that's it, let me check and see if there's any more emails that have come in.

459

00:36:19.320 --> 00:36:20.640

And started this.

460

00:36:26.010 --> 00:36:28.650

Valerie B Desimone: Data Castle, he says, thank you and then.

461

00:36:30.090 --> 00:36:33.600

Valerie B Desimone: that's it I don't have any more emails at this time regarding this application.

462

00:36:35.610 --> 00:36:37.680

Christopher Carthy: So before we.

463

00:36:38.910 --> 00:36:42.720

Christopher Carthy: Just all the neighbors who are in the waiting room what are they still with us.

464

00:36:44.400 --> 00:36:44.910

Christopher Carthy: mark.

465

00:36:46.920 --> 00:36:47.790

Christopher Carthy: Are you still with us.

466

00:36:49.560 --> 00:36:51.120

Christopher Carthy: Today, have any additional questions.

467

00:36:52.980 --> 00:36:55.710

Jess and Marc Todaro: about this time, right now, at this time, no.

468

00:36:55.950 --> 00:36:58.500

Christopher Carthy: Okay, all right, thank you so.

469

00:37:03.360 --> 00:37:08.610

Christopher Carthy: I can I do we need to close the neighbor, no, no, we don't need to write.

470

00:37:10.170 --> 00:37:12.840

Adam Kaufman: You mean do you want to continue it is what you.

471

00:37:13.410 --> 00:37:18.060

Christopher Carthy: Know i'm saying, can we make a motion to close in a meeting or.

472

00:37:18.720 --> 00:37:21.450

Adam Kaufman: Not essentially like a hearing so.

473

00:37:22.200 --> 00:37:22.800

Christopher Carthy: Okay, so.

474

00:37:23.280 --> 00:37:26.550

Christopher Carthy: I mean planning board members is there anything you want to add to this at this point.

475

00:37:27.750 --> 00:37:30.090

Jim Jensen: I have a few questions about the resolution.



476

00:37:30.120 --> 00:37:32.100

Jim Jensen: And that Christopher you want me to go through that now.

477

00:37:32.100 --> 00:37:42.990

Christopher Carthy: Right well you know what you before we do that why don't we just discuss whether or not we, I agree, Jim have some questions that resolution as well, but before we do that you want to make a motion to close neighbor notification meeting.

478

00:37:46.650 --> 00:37:46.860

Jim Jensen: I.

479

00:37:47.610 --> 00:37:49.920

Jim Jensen: would say i'm just one of five so.

480

00:37:50.670 --> 00:37:51.960

Jim Jensen: it's okay by me, but.

481

00:37:52.410 --> 00:37:56.370

Christopher Carthy: Okay, I mean I just don't see any reason to keep it open at this point so.

482

00:37:57.720 --> 00:38:00.210

Christopher Carthy: i'll make a motion to close in a notification meeting.

483

00:38:01.380 --> 00:38:02.310

Steven Sauro: i'll second second.

484

00:38:03.060 --> 00:38:03.840

Christopher Carthy: All in favor.

485

00:38:04.320 --> 00:38:05.250

Aye Aye.

486

00:38:06.750 --> 00:38:07.740

Christopher Carthy: Aye so now.

487

00:38:07.830 --> 00:38:09.480

Christopher Carthy: Planning board members, we can.

488

00:38:09.570 --> 00:38:11.430

Christopher Carthy: We can ask jess and mark to leave.

489

00:38:11.640 --> 00:38:12.180

The.

490

00:38:14.070 --> 00:38:20.190

Christopher Carthy: Meeting, thank you for being with us and now what we can do is discuss the resolution.

491

00:38:22.590 --> 00:38:26.970

Larry Ruisi: It Christian just before before we get into specifics i'm.

492

00:38:27.090 --> 00:38:29.640

Larry Ruisi: Sorry, Jim i'm.

493

00:38:29.850 --> 00:38:31.350

Larry Ruisi: Just on a macro level.

494

00:38:32.190 --> 00:38:34.080

Larry Ruisi: You know there's there's 40.

495

00:38:34.080 --> 00:38:35.190

Larry Ruisi: Open items here.

496

00:38:35.640 --> 00:38:36.120

Larry Ruisi: Yes.

497

00:38:36.270 --> 00:38:38.460

Larry Ruisi: I have no doubt that john.

498

00:38:39.090 --> 00:38:40.500

Larry Ruisi: can handle all these but.

499

00:38:41.160 --> 00:38:42.660

Larry Ruisi: I keep asking myself.

500

00:38:42.840 --> 00:38:44.550

Larry Ruisi: Well we've had this before.

501

00:38:44.970 --> 00:38:47.970

Larry Ruisi: A fundamental question how much of this.

502

00:38:48.060 --> 00:38:49.440

Is the planning board.

503

00:38:50.580 --> 00:38:56.220

Larry Ruisi: Should the planning board see versus how much should be handled administratively.

504

00:38:56.580 --> 00:39:03.960

Larry Ruisi: You know there's a lot of information that's not here and also what if you know, during the process.

505

00:39:04.710 --> 00:39:05.940

Larry Ruisi: An issue comes up.

506

00:39:07.470 --> 00:39:14.970

Larry Ruisi: You know it's just I just would like to get a feel from the other board members, how they we've been doing this on and off.

507

00:39:14.970 --> 00:39:15.420

Roland Baroni - Town Attorney: For.

508

00:39:15.480 --> 00:39:21.510

Larry Ruisi: You know, for a while, just how you know what their feelings are about this type of situation.

509

00:39:22.710 --> 00:39:24.570

Christopher Carthy: There I kind of agree with you, I opened the meeting.

510

00:39:24.570 --> 00:39:35.310

Christopher Carthy: With that comment but you're you know, I guess, we have to think about administratively, how to handle that right now we can talk about that let's get the input of the other board members.

511

00:39:35.340 --> 00:39:40.530

Larry Ruisi: Well, you know it's like at what point should these items come back to the planning board.

512

00:39:41.010 --> 00:39:54.480

Larry Ruisi: A lot of times they come back with a lot of open items under draft resolution you know, should there be some kind of benchmark that we have before draft level solution comes back and.

513

00:39:54.510 --> 00:39:54.780

Christopher Carthy: You know.

514

00:39:55.530 --> 00:40:01.980

Larry Ruisi: I mean you guys have been doing this, a lot longer than you know that i've been on the on the board, so I just throw it out there yeah.

515

00:40:02.160 --> 00:40:03.630

Christopher Carthy: I know I understand your point.

516

00:40:05.940 --> 00:40:11.760

Christopher Carthy: So that's larry's concerned, there are a lot of open items on the resolution now.

517

00:40:12.270 --> 00:40:28.500

Christopher Carthy: it's hard to tell and john is when I read through the resolution is a little hard to tell offhand what's actually been done to date and what hasn't been done today, so when you look at the resolution it lists, everything is still open, I don't know if it's all still open.

518

00:40:28.830 --> 00:40:37.860

Adam Kaufman: john and I coordinate before we draft a resolution to make sure that these are conditions that are still open and remain unresolved.

519

00:40:38.310 --> 00:40:39.510

Adam Kaufman: So everything on here.

520

00:40:40.830 --> 00:40:55.590

Adam Kaufman: I think the point that, in response to what Larry was saying is you've got to look at what these conditions are right there are substantive issues, then clearly you know the Boards going to see those issues resolved before.

521

00:40:57.030 --> 00:41:01.740

Adam Kaufman: Sometimes they are technical issues that the board may be comfortable delegating.

522

00:41:02.670 --> 00:41:04.020

Adam Kaufman: And that's really the balance.

523

00:41:04.110 --> 00:41:04.800

Adam Kaufman: I don't think it's.

524

00:41:05.310 --> 00:41:09.150

Adam Kaufman: A number of percentage point the board may be uncomfortable.

525

00:41:10.530 --> 00:41:18.660

Adam Kaufman: But you know I think the point is well what issues are going to lead to plan changes that you want to look at and want to make sure.

526

00:41:19.530 --> 00:41:22.200

Adam Kaufman: The plans are revised to your satisfaction.

527

00:41:22.410 --> 00:41:24.510

Adam Kaufman: In this case, but but Adam.

528

00:41:24.570 --> 00:41:25.560

Adam Kaufman: Adam yeah.

529

00:41:25.620 --> 00:41:25.980

Larry Ruisi: You know.

530

00:41:27.420 --> 00:41:29.250

Larry Ruisi: This this project.

531

00:41:29.460 --> 00:41:39.900

Larry Ruisi: is not going to move forward until you satisfy these open items so whether there's a planning board signs off on it tonight, or two weeks from now.

532

00:41:40.140 --> 00:41:41.430

Larry Ruisi: or a month from now.

533

00:41:41.850 --> 00:41:44.730

Larry Ruisi: One is not holding up the project until.

534

00:41:45.810 --> 00:41:47.610

Larry Ruisi: Because it's not going to move forward.

535

00:41:47.610 --> 00:41:50.070

Larry Ruisi: Until you and jonna satisfied with all the.

536

00:41:50.070 --> 00:41:51.630

Adam Kaufman: Signs absolutely absolutely.

537

00:41:51.780 --> 00:41:55.290

Larry Ruisi: So it's really where where in the in the sequencing.

538

00:41:55.620 --> 00:41:57.570

Larry Ruisi: Should this rise up to the planning board.

539

00:41:58.140 --> 00:42:02.790

Adam Kaufman: yeah, and the reason not to put it back on the future planning agenda.

540

00:42:02.850 --> 00:42:04.350

Adam Kaufman: Because it takes up a slot.

541

00:42:04.980 --> 00:42:05.250

Right.

542

00:42:06.270 --> 00:42:07.620

Larry Ruisi: You know and i'm just.

543

00:42:07.980 --> 00:42:10.230

Larry Ruisi: i'm not only talking about this, what i'm really.

544

00:42:10.230 --> 00:42:11.190

Larry Ruisi: talking more.

545

00:42:11.730 --> 00:42:13.980

Larry Ruisi: You know, on a macro basis you know.

546

00:42:14.010 --> 00:42:16.380

Larry Ruisi: Where should these things fall when.

547

00:42:16.620 --> 00:42:19.470

Larry Ruisi: When should they rise to the to the planning board like.

548

00:42:22.080 --> 00:42:22.530

Eliot Senor P.E., L.S.: Can I.

549

00:42:23.610 --> 00:42:24.240

Eliot Senor P.E., L.S.: say something.

550

00:42:26.220 --> 00:42:30.870

Eliot Senor P.E., L.S.: Well, so the problem that I agree.

551

00:42:31.530 --> 00:42:31.890

Roland Baroni - Town Attorney: You know.

552

00:42:32.130 --> 00:42:33.360

Eliot Senor P.E., L.S.: With a lot of this stuff but.

553

00:42:33.810 --> 00:42:50.460

Eliot Senor P.E., L.S.: The comments come out the Friday afternoon before the Monday meeting and that's the only time we get to see the comments, so we can never answer the comments before the meeting because they won't reveal it or they don't come out until that.

554

00:42:50.460 --> 00:42:52.410

Eliot Senor P.E., L.S.: Friday so it's very difficult.

555

00:42:52.410 --> 00:43:01.380

Eliot Senor P.E., L.S.: For us to have everything done for a meeting because we never get you never get a comment sheet, whether it's good or not good until the Friday night.

556

00:43:01.470 --> 00:43:01.710

Roland Baroni - Town Attorney: At.

557

00:43:02.190 --> 00:43:03.600

Eliot Senor P.E., L.S.: Four o'clock or three o'clock.

558

00:43:08.010 --> 00:43:19.290

Adam Kaufman: yeah but that's why that's by design, of course, right we're responding to what you submitted and we don't want another round of material, because then the planning Board will be reviewing different items.

559

00:43:19.590 --> 00:43:24.840

Eliot Senor P.E., L.S.: No, I understand, but if you Kathy What if the if the comments would come out.

560

00:43:26.160 --> 00:43:28.170

Eliot Senor P.E., L.S.: If it would work together and not.

561

00:43:28.320 --> 00:43:29.130

Roland Baroni - Town Attorney: have to wait.

562

00:43:29.160 --> 00:43:39.030

Eliot Senor P.E., L.S.: For the comments that come out for planning board meeting, we can work together and get the comments handled before we come back, but the way the process is we submit two weeks in.

563

00:43:39.030 --> 00:43:40.950

Eliot Senor P.E., L.S.: advance you're reviewing.

564

00:43:41.370 --> 00:43:43.170

Eliot Senor P.E., L.S.: whenever it is the the.

565

00:43:43.200 --> 00:43:46.200

Eliot Senor P.E., L.S.: Friday before the meeting we get a comment that so.

566

00:43:47.220 --> 00:43:48.120

Eliot Senor P.E., L.S.: we're never getting.

567

00:43:50.070 --> 00:43:50.970

Eliot Senor P.E., L.S.: has no.

568

00:43:52.140 --> 00:43:55.290

Eliot Senor P.E., L.S.: we're never gonna have the answers finished for me it's just.

569

00:43:57.780 --> 00:44:03.150

Larry Ruisi: A lot of the items on the list of things that you just haven't done yet so those comments would be there.

570

00:44:03.450 --> 00:44:08.250

Eliot Senor P.E., L.S.: Regardless no but we answered the comments from the previous meeting.

571

00:44:09.420 --> 00:44:16.350

Eliot Senor P.E., L.S.: We thought we've answered him to the satisfaction and then they come out with a another list of comments for the next meeting so.



572

00:44:17.310 --> 00:44:17.670

Roland Baroni - Town Attorney: We.

573

00:44:17.730 --> 00:44:20.220

Eliot Senor P.E., L.S.: We thought we had answered all the comments, a lot of these.

574

00:44:20.220 --> 00:44:20.790

Eliot Senor P.E., L.S.: comments.

575

00:44:21.420 --> 00:44:24.900

Eliot Senor P.E., L.S.: I think are like like Adam may indicated just.

576

00:44:24.930 --> 00:44:39.450

Eliot Senor P.E., L.S.: Another change the location or the site plan itself and then monster Keller can can say something they're all sort of technical issues about that any i's and crossing the t's and things but.

577

00:44:39.450 --> 00:44:39.660

Then.

578

00:44:41.130 --> 00:44:42.450

Eliot Senor P.E., L.S.: You know it's up to.

579

00:44:44.520 --> 00:44:55.380

John Kellard - Town Engineer: They are the majority majority of them are our technical issues, we had a similar problem on a station recently up on buyer merge road.

580

00:44:55.470 --> 00:44:56.040

Yes.

581

00:44:57.420 --> 00:45:02.220

John Kellard - Town Engineer: Ridge road my issue, there was the the applicant wasn't their responses.

582

00:45:03.540 --> 00:45:08.550

John Kellard - Town Engineer: In in in addressing the issues that's not the case here.

583

00:45:09.900 --> 00:45:11.820

John Kellard - Town Engineer: I think Elliot and looking.

584

00:45:12.900 --> 00:45:18.180

John Kellard - Town Engineer: At been responsive on this application and addressing the issues.

585

00:45:20.520 --> 00:45:28.800

Christopher Carthy: I still think Larry has a point which is from when you when you sit down to read the resolution, it is a tad overwhelming.

586

00:45:28.860 --> 00:45:29.910

Christopher Carthy: As to what open.

587

00:45:30.000 --> 00:45:36.360

Christopher Carthy: or figuring out what is germane to the planning exactly what is it, and if it were.

588

00:45:38.460 --> 00:45:49.980

Christopher Carthy: reduced to through the process like Larry saying whether we approve this Tower two weeks from now we will then be approving a resolution that's condensed that's I think larry's point.

589

00:45:53.190 --> 00:45:53.820

Jim Jensen: yeah well yeah.

590

00:45:54.330 --> 00:45:55.260

Christopher Carthy: yeah please.

591

00:45:55.950 --> 00:45:57.030

Jim Jensen: Anybody so thank you.

592

00:45:57.390 --> 00:46:03.210

Jim Jensen: know it does you know reading through the resolution you know there's terms.

593

00:46:03.690 --> 00:46:04.440

Jim Jensen: it's frequently.

594

00:46:05.460 --> 00:46:07.200

Jim Jensen: The applicant the applicants.

595

00:46:08.550 --> 00:46:10.710

Jim Jensen: The drawing for pair on behalf of the apple can't.

596

00:46:11.340 --> 00:46:13.020

Jim Jensen: The comments around it's.

597

00:46:13.080 --> 00:46:18.570

Jim Jensen: it's difficult to read the plans extremely difficult to see if there's no proposed range when the driveway.

598

00:46:19.920 --> 00:46:20.340

Jim Jensen: You know.

599

00:46:20.370 --> 00:46:24.240

Jim Jensen: was like clarify clarify so.

600

00:46:24.270 --> 00:46:26.880

Jim Jensen: It is extremely difficult to use.

601

00:46:26.880 --> 00:46:28.830

Jim Jensen: Again it's extremely difficult used again.

602

00:46:28.890 --> 00:46:31.890

Jim Jensen: I mean, how many times that I say that it sounds like.

603

00:46:32.970 --> 00:46:34.140

Jim Jensen: The applicants drawings.

604

00:46:34.710 --> 00:46:50.700

Jim Jensen: My opinion um we've a lot to be desired around some of the strong water and site final grading issues for Keller sessions completed their work I don't think it's our job to be the quality control applicants drawings and that.

605

00:46:50.730 --> 00:46:51.840

Roland Baroni - Town Attorney: You know, they need to.

606

00:46:52.050 --> 00:46:59.850

Jim Jensen: clean up their set with all the issues, so you know we can have a short list of things can be approved and.

607

00:47:00.570 --> 00:47:02.580

Eliot Senor P.E., L.S.: I say a lot of these things that.

608

00:47:02.610 --> 00:47:09.630

Eliot Senor P.E., L.S.: The satisfaction of the planning department to the satisfaction of the Attorney to the satisfaction of you know, the building department, you know these things like.

609

00:47:09.810 --> 00:47:21.990

Larry Ruisi: That because it's a resolution in front of the planning board it's automatically being being delegated to to item or john otherwise you cannot the resolution.

610

00:47:22.530 --> 00:47:22.920

Right.

611

00:47:28.680 --> 00:47:35.940

Christopher Carthy: So you know, the bottom line is Adam i'd like to get some input here, you heard Jim Larry.

612

00:47:37.530 --> 00:47:38.790

Christopher Carthy: Does anyone else, want to apply.

613

00:47:43.980 --> 00:47:44.250

Larry Ruisi: Okay.

614

00:47:45.360 --> 00:47:48.690

Christopher Carthy: So Adam in terms of and.

615

00:47:48.690 --> 00:47:49.890

Christopher Carthy: john in terms of the.

616

00:47:49.920 --> 00:48:05.820

Christopher Carthy: Quality of the resolution is there a way that we can move forward with this application on other applications but specifically now this application is there a way that we can move forward so that the We can see this resolution where it's dialed in a bit.

617

00:48:07.470 --> 00:48:09.360

Adam Kaufman: Yes, the short answer.

618

00:48:09.570 --> 00:48:15.450

Adam Kaufman: You want to address some of these conditions and come back, whatever the board's comfortable with.

619

00:48:15.540 --> 00:48:16.050

Christopher Carthy: Is when.

620

00:48:16.560 --> 00:48:17.820

Adam Kaufman: Is my recommendation.

621

00:48:18.120 --> 00:48:24.450

Christopher Carthy: Okay, at this point, so I mean board members, again I don't want to speak for the board so.

622

00:48:24.660 --> 00:48:26.700

Christopher Carthy: Larry you want to apply know.

623

00:48:26.760 --> 00:48:27.810

Christopher Carthy: What Adam just said.

624

00:48:29.880 --> 00:48:30.870

Larry Ruisi: yeah you know.

625

00:48:32.040 --> 00:48:32.640

Larry Ruisi: The you know.

626

00:48:33.720 --> 00:48:38.100

Larry Ruisi: Caught between on this one, because you know it's here, we spent.

627

00:48:38.580 --> 00:48:41.100

Larry Ruisi: You know we've spent 15 minutes on an already.

628

00:48:41.490 --> 00:48:42.810

Larry Ruisi: And now it's going to.

629

00:48:42.810 --> 00:48:52.770

Larry Ruisi: Come back versus turning it over to to Adam and john to complete you know I can I can live with that on this.

630

00:48:52.770 --> 00:48:54.210

Larry Ruisi: One, but I think as a.

631

00:48:54.300 --> 00:49:14.070

Larry Ruisi: As afford going forward, we need to have some kind of benchmark, because you know there's so many open items, you know when and Jim pointed out some flaws, it just you know, this is not the kind of thing we should be doing I, in my opinion, you know, every time a resolution comes up.

632

00:49:16.650 --> 00:49:25.530

Christopher Carthy: yep I mean, I agree with you Larry and there's another way to think about this too, and I appreciate your point Larry which is time efficiency you're concerned that we get this again.

633

00:49:25.770 --> 00:49:34.260

Christopher Carthy: And we spend another 15 minutes on it reviewing the same thing and rehashing the same thing and that doesn't make sense that's not good for anyone so.

634

00:49:35.970 --> 00:49:48.060

Christopher Carthy: We have two options we can approve it tonight, or we can ask them to come back and when we know when it comes back it's not a David notification meaning it's not a public notice it's a brief meeting at that point, a brief exchange.

635

00:49:48.870 --> 00:49:54.660

Christopher Carthy: Quick review of resolution and we're we're done that's another way of looking at.

636

00:50:00.780 --> 00:50:01.380

Christopher Carthy: So.

637

00:50:01.890 --> 00:50:03.660

Christopher Carthy: How do you want, what do you want to do.

638

00:50:07.980 --> 00:50:10.020

Larry Ruisi: board members should chime in what you.

639

00:50:10.290 --> 00:50:10.920

Christopher Carthy: Think so to.

640

00:50:11.280 --> 00:50:12.570

Christopher Carthy: Michael Steve.

641

00:50:15.690 --> 00:50:16.380

Steven Sauro: Is Michael on.

642

00:50:17.190 --> 00:50:19.920

Michael Pollack: Here um yeah i'm torn between.

643

00:50:21.270 --> 00:50:24.990

Michael Pollack: The number of items that are outstanding and the character of the items that are.

644

00:50:24.990 --> 00:50:33.210

Michael Pollack: Outstanding so you know my initial reaction to the resolution was similar to larry's that there's a lot of.

645

00:50:33.300 --> 00:50:42.690

Michael Pollack: People here and things that need to be firmed up and at the same time, when I look at the nature of the items that are open.

646

00:50:42.930 --> 00:50:44.460

Michael Pollack: I don't see where.

647

00:50:44.580 --> 00:50:44.970

I have.

648

00:50:46.830 --> 00:50:47.850

Michael Pollack: To contribute to.

649

00:50:47.850 --> 00:50:48.780

Michael Pollack: The dialogue.

650

00:50:49.170 --> 00:50:58.020

Michael Pollack: And the resolution of those items on a going forward basis so i'm torn between those two things that well I as well, I would like to see better.

651

00:50:58.140 --> 00:51:01.830

Michael Pollack: Quality Control on the front end because.

652

00:51:01.860 --> 00:51:12.750

Michael Pollack: You know, volunteers and to larry's point to take you know going to take close to an hour on this item that has a fair number of holes in it and.

653

00:51:12.780 --> 00:51:18.840

Michael Pollack: People coming before this board would give us more of a complete project.

654

00:51:20.040 --> 00:51:23.820

Michael Pollack: Before we meet to talk about it.

655

00:51:26.340 --> 00:51:39.180

Christopher Carthy: Well, we part of the processes that Adam and John have to go through these plans and review them and then give feedback to the applicant, while they're coming before planning board meeting that's part of the review so.

656

00:51:40.950 --> 00:51:51.570

Christopher Carthy: I mean I The bottom line is we we haven't before us if we're not happy with the resolution just to get things done now, for not happy with the resolution i'll ask him to come back.

657

00:51:51.930 --> 00:52:03.030

Christopher Carthy: If somebody wants to make a motion to vote on it, tonight we can vote on it, but otherwise, if the consensus is that we want to look at this resolution after it's been cleaned up a bit i'm okay with that and i'll move it along.

658

00:52:07.170 --> 00:52:08.790

Steven Sauro: Let me chime in Chris real quick.

659

00:52:08.820 --> 00:52:10.290

Steven Sauro: I agree with all that.

660

00:52:10.350 --> 00:52:13.200

Steven Sauro: The Board members their comments, however, I do.

661

00:52:14.550 --> 00:52:16.020

Steven Sauro: want to point that that it is a Gray.

662

00:52:16.020 --> 00:52:16.440

Roland Baroni - Town Attorney: area.

663

00:52:16.590 --> 00:52:27.960

Steven Sauro: And I think our our sense of awareness on a particular project will rise to the level of suspicion when it's warranted if there are technical items.

664



00:52:28.320 --> 00:52:30.330

Steven Sauro: I yield to the professionals and I I do.

665

00:52:30.360 --> 00:52:32.370

Steven Sauro: Think it's wise for us to expedite.

666

00:52:32.460 --> 00:52:33.600

Steven Sauro: The process as quickly.

667

00:52:33.600 --> 00:52:34.320

Steven Sauro: As we can.

668

00:52:35.580 --> 00:52:37.770

Steven Sauro: However, if it rises to the occasion where it.

669

00:52:37.770 --> 00:52:50.700

Steven Sauro: rains materially effects and neighbor and or surrounding area or a wetland or it rises to the level where our eyebrows go up a little bit, then I think we shouldn't have them, you know, perhaps keep it open and come back.

670

00:52:51.120 --> 00:53:01.320

Steven Sauro: But i'm confident or comfortable with this one, but I do think that a specific number is not the way to go and i'm not saying anybody on the board suggested that tonight, but.

671

00:53:01.950 --> 00:53:13.470

Steven Sauro: Yes, we've been going over this for the last year we've been just kicking this around I guess it needs to be kicked around a little more, perhaps in a work session or something else, but every time the.

672

00:53:14.700 --> 00:53:29.340

Steven Sauro: Application comes before it's like this, I don't think we have to rehash the same thing, every time it comes up, we have to do it off site and maybe come up with a collective idea, but if we'd spend another 1520 minutes when it does come up.

673

00:53:30.600 --> 00:53:38.100

Steven Sauro: I don't think that's productive so being that this is predominantly engineering and technical i'm okay with.

674

00:53:39.930 --> 00:53:42.180

Steven Sauro: acquiescing and moving this along tonight.

675

00:53:42.630 --> 00:53:57.420

Christopher Carthy: Well, thank you Steve I again, I think that is a direction as well, so board members what i'm going to do is in the interest I think we've we've aired our dirty laundry and so moment I think what we should do, then, is.

676

00:53:59.070 --> 00:54:05.400

Christopher Carthy: Go back to the resolution let's address any issues in the resolution right now that you have so that.

677

00:54:05.820 --> 00:54:13.170

Christopher Carthy: If someone or if i'm making a motion to approve the resolution where we're voting on the resolution, this evening, as opposed to just.

678

00:54:13.980 --> 00:54:25.200

Christopher Carthy: Speaking about it in a blanket format so Does anyone want to speak about specific issues in the resolution, this evening, as opposed to just the quantity of open items on the resolution.

679

00:54:28.770 --> 00:54:30.060

Steven Sauro: i'm Okay, I can.

680

00:54:30.240 --> 00:54:30.780

yeah.

681

00:54:32.010 --> 00:54:33.810

Christopher Carthy: Jim do you have anything specifically you want to.

682

00:54:33.810 --> 00:54:34.140

address.

683

00:54:35.520 --> 00:54:37.380

Jim Jensen: I do so just.

684

00:54:38.670 --> 00:54:49.770

Jim Jensen: i'm just just curious in the resolution, and maybe that's just for the for clarification was it for for Item number three for the septic expansionary was that just by choice or is that.

685

00:54:51.420 --> 00:54:56.010

Jim Jensen: A specific requirement that there wouldn't be cleared that an onus we're putting on the applicant.

686

00:54:56.130 --> 00:54:58.230

Adam Kaufman: Yes, exactly we're asking them to do that.

687

00:54:59.160 --> 00:55:00.510

Jim Jensen: telling them not to do that.

688

00:55:01.800 --> 00:55:02.130

Adam Kaufman: Right.

689

00:55:02.190 --> 00:55:02.940

Adam Kaufman: you're telling him not to.

690

00:55:03.720 --> 00:55:04.800

Adam Kaufman: build the expansionary.

691

00:55:05.250 --> 00:55:05.640

Eliot Senor P.E., L.S.: Far we.

692

00:55:05.910 --> 00:55:08.820

Eliot Senor P.E., L.S.: Get that approved or that permission from the health department.

693

00:55:08.820 --> 00:55:11.910

Adam Kaufman: understood yeah totally understand the health department okay.

694

00:55:12.480 --> 00:55:15.660

Christopher Carthy: In that enables them to keep all those trees up as opposed to.

695

00:55:15.660 --> 00:55:16.770

Christopher Carthy: Clearing them now just.

696

00:55:16.770 --> 00:55:18.840

Christopher Carthy: Having fertilized grass.

697

00:55:19.500 --> 00:55:19.860

Jim Jensen: mm hmm.

698

00:55:20.610 --> 00:55:21.540

Jim Jensen: Well that's.

699

00:55:22.140 --> 00:55:37.590

John Kellard - Town Engineer: That was my it's also a waiver gym that's issued by the health department at the time of completion of the construction of the system so it's you can obtain it up front, it has to be done on the back, end the project.

700

00:55:38.460 --> 00:55:44.070

Jim Jensen: got it Okay, so that you so you're you're you're prohibiting that the applicant from expanding the lawn area.

701

00:55:46.170 --> 00:55:57.930

Eliot Senor P.E., L.S.: Right yeah I think that wording is going to change because it is they don't give it they don't give you the the waiver up front, so that has to sort of showing that it has to be done front.

702

00:55:58.350 --> 00:56:12.150

Adam Kaufman: Well, I guess you know we're assuming that you're going to get that clearance from the health department, and if you can't, then you know we'd have to revisit that issue, but we can discuss that with the planning board now you know.

703

00:56:12.210 --> 00:56:17.250

Eliot Senor P.E., L.S.: that's not how we want our intention is not to have to do that, of course, but.

704

00:56:17.310 --> 00:56:22.890

Eliot Senor P.E., L.S.: we're not the final decision makers in the planning board isn't necessarily the final decision makers it's the health department.

705

00:56:23.940 --> 00:56:38.250

Adam Kaufman: yeah guess what i'm saying is this disapproval is predicated on you, being able to get it, and if you can't obtain it from the health department, then we'll just have to have a subsequent conversation the board can talk about whether that's how they want to handle this.

706

00:56:38.580 --> 00:56:45.150

Christopher Carthy: Well, I think that's something we're john Teller Judo pine to because really what's happening here is john is really saying.

707

00:56:45.780 --> 00:57:04.290

Christopher Carthy: we're effectively drawing the wrong site plan that what john which I think what has to happen that it's the site plan has to show the expansionary as cleared unless the the health department approves the waiver and we can kick and they don't have to clear it.

708

00:57:06.030 --> 00:57:08.430

John Kellard - Town Engineer: Do you require film or something area.

709

00:57:09.960 --> 00:57:11.280

Eliot Senor P.E., L.S.: Last fight, I think.

710

00:57:14.220 --> 00:57:29.220

John Kellard - Town Engineer: Typically, you don't have to clear the expansion, once you putting the film into the into the expansion area and the health department feels you cannot access the expansion area after building the House and the main the primary system.

711

00:57:30.360 --> 00:57:38.010

John Kellard - Town Engineer: So if you have access to the area it's i've never seen the health department, the NIH the waiver.

712

00:57:40.380 --> 00:57:42.300

Christopher Carthy: So john how she can write it.

713

00:57:44.970 --> 00:57:52.170

Christopher Carthy: john How should we, how should we present the site plan showing the trees, where they are in the expansion area or without the treats.

714

00:57:53.850 --> 00:57:56.790

John Kellard - Town Engineer: Well, I think I think if you built the expansion area.

715

00:57:58.050 --> 00:58:11.070

John Kellard - Town Engineer: which you may have to do at some point in time so could occur 20 years from now, and the applicants coming back to the board for that, so it has to show that it was it would be cleared at some point.

716

00:58:11.820 --> 00:58:17.250

Adam Kaufman: Which is what it does, though they know it's saying it's not going to be clear now, so I think we're fine.

717

00:58:17.970 --> 00:58:22.140

John Kellard - Town Engineer: require the APP that will we asked the applicant to request a waiver of.

718

00:58:22.200 --> 00:58:23.700

John Kellard - Town Engineer: The expansionary and it's.

719

00:58:24.420 --> 00:58:25.620

John Kellard - Town Engineer: Crucial to him also.

720

00:58:26.160 --> 00:58:28.020

John Kellard - Town Engineer: The main reason the property.

721

00:58:28.410 --> 00:58:37.770

Adam Kaufman: After board is OK, if they can't obtain that waiver to john satisfaction and they'll just build it now if that's how you want to proceed that's what we'll.

722

00:58:38.310 --> 00:58:39.120

Eliot Senor P.E., L.S.: Do it was.

723

00:58:39.300 --> 00:58:47.400

Jim Jensen: I was confused because it didn't actually ask to see if they're asking for a waiver, the way it was worded I didn't it didn't it wasn't intuitive.

724

00:58:47.490 --> 00:58:48.600

I actually what you're trying to get.

725

00:58:51.390 --> 00:58:59.160

Jim Jensen: Okay, thanks sure um there, there was some discussion tonight I guess the neighbors are brought it up or but.

726

00:58:59.730 --> 00:59:12.210

Jim Jensen: comments, seven and nine about the easements are shifting of the access easements or I don't know even know if for comments, seven and nine that needs to be like a construction easement to coordinate or you know the.

727

00:59:13.440 --> 00:59:22.950

Jim Jensen: The with the neighbors access to neighbor's property to be able to coordinate the contours and the grading that needs to take place, beyond the easements themselves.

728

00:59:24.390 --> 00:59:31.020

Adam Kaufman: On seven and I show it works Jim within the area they're legally permitted to impact.

729

00:59:32.100 --> 00:59:33.360

Adam Kaufman: So we won't sign off.

730

00:59:33.750 --> 00:59:34.860

Adam Kaufman: You know, until we know that.

731

00:59:34.860 --> 00:59:35.310

answer.

732

00:59:37.380 --> 00:59:38.880

Eliot Senor P.E., L.S.: Well, I have here on the screen.

733

00:59:38.880 --> 00:59:40.260

Eliot Senor P.E., L.S.: Is the note as the.

734

00:59:40.770 --> 00:59:47.940

Eliot Senor P.E., L.S.: sign from the two neighbors from Mr started five GI on and Mr Cohen about.

735

00:59:49.410 --> 01:00:04.260

Eliot Senor P.E., L.S.: Accessing five feet beyond the easement on both sides and then they're going to put up a fence and things so that one is already been signed by both parties it's the lot for that is has to be filed in the office.

736

01:00:05.610 --> 01:00:06.000

Jim Jensen: got it.

737

01:00:08.160 --> 01:00:20.100

Jim Jensen: And then the other ones I just had about you know I think one of the neighbors brought it up in terms of the the runoff from the site, and I think what i'm what piqued my attention john was your comment about the.

738

01:00:21.660 --> 01:00:29.940

Jim Jensen: You know it's number 16 common number 16 about the the overflow discharge from the infiltration systems not going to impact the Jason neighboring properties.

739

01:00:30.960 --> 01:00:36.210

Jim Jensen: And so the way you wrote you know those in the comments are all before that you know.

740

01:00:37.860 --> 01:00:54.330

Jim Jensen: Not nine sorry 11 1215 and 16 how they're all kind of nested together, it sounds like even though you used stern language or strong language you're just you're suggesting that those going to be worked out prior partners on your site plan.

741

01:00:55.710 --> 01:00:59.280

John Kellard - Town Engineer: Yes, that's what we're requesting the applicant to address those issues.

742

01:01:00.270 --> 01:01:00.630

John Kellard - Town Engineer: Okay.

743

01:01:01.020 --> 01:01:04.500

John Kellard - Town Engineer: Prior to proving the construction ones.

744

01:01:05.490 --> 01:01:05.850

Okay.

745

01:01:06.870 --> 01:01:11.820

Jim Jensen: So those are my concerns Christopher maybe was suggested by Stephen maybe just.

746

01:01:12.600 --> 01:01:14.790

Jim Jensen: kick it around separately as a way to.

747

01:01:15.360 --> 01:01:28.260

Christopher Carthy: Going forward, and then also I mean Jim to your point do any of those concerns have any real impact on changing the plan I think john's answer to that is no.

748

01:01:29.790 --> 01:01:37.680

Christopher Carthy: From a planning board point of view, I think he thinks that everything can be satisfied, without disrupting the what we're essentially seeing here.

749

01:01:39.180 --> 01:01:40.860

Christopher Carthy: I guess i'm asking john that question.



750

01:01:40.920 --> 01:01:45.960

John Kellard - Town Engineer: Yes, I believe so, and if, for some reason.

751

01:01:46.080 --> 01:01:50.490

John Kellard - Town Engineer: right if there is a change, we would definitely bring it back to the board.

752

01:01:50.940 --> 01:01:51.390

Okay.

753

01:01:53.910 --> 01:01:57.720

Christopher Carthy: Okay, thank you john all right so Jim anything else.

754

01:01:58.920 --> 01:01:59.190

Jim Jensen: No.

755

01:02:01.020 --> 01:02:03.060

Christopher Carthy: Thank you, Jim Michael you're welcome.

756

01:02:05.760 --> 01:02:07.260

Michael Pollack: Nothing here okay.

757

01:02:07.620 --> 01:02:10.200

Christopher Carthy: So on that note I think we've.

758

01:02:10.230 --> 01:02:11.430

Christopher Carthy: You know kicked it around.

759

01:02:11.760 --> 01:02:17.670

Christopher Carthy: And we have a we have a consensus on how to move forward so i'll make a motion to.

760

01:02:17.760 --> 01:02:20.040

Adam Kaufman: Before you do that, Christopher did talk about.

761

01:02:20.340 --> 01:02:26.340

Adam Kaufman: The neighbors comment of eliminating the arbor vitae and replacing a white pine if that's the direction we want to go, we want.

762

01:02:26.340 --> 01:02:39.960

Christopher Carthy: yeah well, I mean actually what he said is he's going to speak to as landscape architect and come up with an alternate to the arm of it that is more suitable to the landscape, it may or may not be a white pine he's gonna use it.

763

01:02:40.350 --> 01:02:41.190

Adam Kaufman: We could phrase it.

764

01:02:41.250 --> 01:02:43.620

Adam Kaufman: That way, more deer resistant.

765

01:02:44.310 --> 01:02:52.260

Christopher Carthy: Ever agreed that you know i'm not convinced, to be a pilot I wanted the landscape architect, to have a shot at that okay.

766

01:02:56.220 --> 01:02:57.600

Christopher Carthy: So i'll call it, as amended.

767

01:02:58.740 --> 01:03:02.160

Christopher Carthy: Adam i'll make a motion to approve the resolution as amended.

768

01:03:03.840 --> 01:03:04.410

Christopher Carthy: Steve.

769

01:03:05.010 --> 01:03:05.550

Steven Sauro: A second.

770

01:03:06.180 --> 01:03:06.900

Christopher Carthy: All in favor.

771

01:03:08.160 --> 01:03:08.490

Jim Jensen: Aye.

772

01:03:09.540 --> 01:03:12.390

Christopher Carthy: Thank you, I think we did I think we did the right thing.

773

01:03:13.170 --> 01:03:13.680

Eliot Senor P.E., L.S.: Thank you.

774

01:03:17.970 --> 01:03:18.900

Leslie C: Thank you very much.

775

01:03:22.680 --> 01:03:23.520

Leslie C: i'll see you tomorrow.

776

01:03:27.180 --> 01:03:27.660

Leslie C: Thank you.

777

01:03:30.510 --> 01:03:43.230

Christopher Carthy: Okay, so the next item, before us is the application for some tree removal and the landscape right away, and then, so I recall, I think I recuse myself on this application last time.

778

01:03:43.980 --> 01:03:59.670

Christopher Carthy: For 100 and I asked Michael to take the reins while I stepped out, so I may have made a mistake recusing myself, but because I did the first time i'll continue to do that and Michael will you take the reins from one more please.

779

01:04:00.000 --> 01:04:02.610

Michael Pollack: yeah sure, be happy to thanks Christopher.

780

01:04:03.960 --> 01:04:08.700

Valerie B Desimone: Hard interrupt you just said, well Sony is in the waiting room and wanted to be asked him for this.

781

01:04:09.090 --> 01:04:10.590

Christopher Carthy: ELENA you can let him in bell.

782

01:04:12.030 --> 01:04:16.680

Michael Pollack: Thanks and Val I see, we have a neighbor notification.

783

01:04:18.360 --> 01:04:21.030

Michael Pollack: circulated on this, so should we be reading this.

784

01:04:22.200 --> 01:04:26.940

Valerie B Desimone: Yes, you would read that into the record and then i'll note that all paperwork is in order for that application.

785

01:04:27.180 --> 01:04:29.790

Michael Pollack: Okay, thank you, Jim, can I ask you to read that one.

786

01:04:30.960 --> 01:04:38.610

Jim Jensen: happy to Michael on North case on neighbor notification notices here by, given that the north Castle planning Board will hold a neighbor notification meeting.

787

01:04:39.060 --> 01:04:49.380

Jim Jensen: In the town hall 15 better road armonk New York or online at nc TV and in our mock and banks full on nc TV cablevision 18 and verizon 39.

788

01:04:49.860 --> 01:05:00.270

Jim Jensen: In North by plants, a Monday January 24 2022 at 7pm or soon thereafter when any person, have you heard in favor of or against the 100 Dr site plan application.

789

01:05:00.900 --> 01:05:06.150

Jim Jensen: The applicant is proposing the removal of town regulated trees at the intersection of hunter drive and bottom Ridge road.

790

01:05:06.870 --> 01:05:18.510

Jim Jensen: The trees are located in the landscape buffer zone and provide screening of the home and properties located at 100 drive and known on the North Council tax maps as a lot 101 dot 03 dish for dish 53.1.

791

01:05:19.170 --> 01:05:28.590

Jim Jensen: And located within the are one a zoning district, if an online meeting is held comments can be submitted to planning and what's case one why calm during the meeting.

792

01:05:30.450 --> 01:05:33.780

Adam Kaufman: Michael just let me know when you're ready for the neighbor and i'll let them in.

793

01:05:34.320 --> 01:05:38.550

Michael Pollack: A Thank you Jim Do I need to establish all paperwork is an order first.

794

01:05:40.020 --> 01:05:40.440

Okay.

795

01:05:41.460 --> 01:05:50.610

Valerie B Desimone: Well, pick work as an order for this application and at this moment there are no other emails in the external account

regarding this application just that one neighbor that one did he invited him.

796

01:05:51.000 --> 01:05:54.030

Michael Pollack: Okay, thank you, Adam do you want to look the neighbor.

797

01:05:54.360 --> 01:05:54.630

sure.

798

01:05:58.740 --> 01:06:02.130

Michael Pollack: And is there anyone here to present on behalf of the.

799

01:06:02.130 --> 01:06:04.020

Adam Kaufman: applicant, yes, we have Dean here.

800

01:06:04.620 --> 01:06:05.160

Okay.

801

01:06:06.810 --> 01:06:09.300

Michael Pollack: Mr push bar did I pronounce that correctly.

802

01:06:09.780 --> 01:06:10.470

Dean Pushlar: it's perfect.

803

01:06:10.980 --> 01:06:11.970

Michael Pollack: Okay, thank you.

804

01:06:13.110 --> 01:06:18.270

Michael Pollack: And we have other neighbor Paul only did I pronounce that correctly let's just Ani.

805

01:06:19.110 --> 01:06:20.790

Paul Sawhny: Ani yeah Thank you.

806

01:06:20.850 --> 01:06:29.550

Michael Pollack: Thank you everyone for being here and for participating a list of quickfire with you on behalf of the APP food you like, to give us a quick summary of this project.

807

01:06:30.780 --> 01:06:35.880

Dean Pushlar: soli um i'll try to share my my screen really quick um.

808

01:06:45.660 --> 01:06:49.830

Dean Pushlar: So this is the plan that was submitted to the planning board.

809

01:06:51.090 --> 01:07:00.150

Dean Pushlar: This is the list of trees here of the whole site i'm not all of these trees are being removed.

810

01:07:02.880 --> 01:07:04.560

Dean Pushlar: So there's 31 trees.

811

01:07:05.700 --> 01:07:17.040

Dean Pushlar: 18 trees are actually being removed, so I just quickly highlighted the trees that are being removed in red So those are these trees here and the trees that are in green.

812

01:07:18.270 --> 01:07:19.920

Dean Pushlar: Or the trees that will be remained.

813

01:07:21.720 --> 01:07:28.290

Dean Pushlar: On this list all the way to the right, it does say whether the trees being removed or not.

814

01:07:29.340 --> 01:07:31.080

Dean Pushlar: So that's how it's identified.

815

01:07:33.450 --> 01:07:40.350

Dean Pushlar: So that's the tree removal and the bulk of the trees really are pretty much in poor condition.

816

01:07:42.030 --> 01:07:48.030

Dean Pushlar: There Norway spruce there some black locust Norway maple.

817

01:07:49.050 --> 01:07:49.980

Dean Pushlar: Black cherry.

818

01:07:51.630 --> 01:07:53.100

Dean Pushlar: that's that's pretty much it.

819

01:07:54.690 --> 01:08:00.480

Dean Pushlar: The we aren't proposing quite a few trees as replacement, the bulk of those trees are evergreens.

820

01:08:01.770 --> 01:08:13.860

Dean Pushlar: There are existing evergreens on the east property, the South property and there's existing spruce kind of up through the the Western side of the property up to the corner of the garage.

821

01:08:14.640 --> 01:08:24.630

Dean Pushlar: What we're proposing to do is to extend that line of evergreens up to the corner and then wrap it around with green giant arbor varieties.

822

01:08:26.400 --> 01:08:43.290

Dean Pushlar: To the driveway entrance or you're going to flank with to read maples and then we're extend with agreed giant our providers which are evergreen over back around so really the property will be pretty heavily screened from all for signs.

823

01:08:44.820 --> 01:08:48.210

Dean Pushlar: I did hear some chatter about the Dr varieties and.

824

01:08:49.650 --> 01:08:52.740

Dean Pushlar: The Green giants are resistant to deer.

825

01:08:53.970 --> 01:08:56.250

Dean Pushlar: As much as a white pine.

826

01:08:58.200 --> 01:09:02.520

Dean Pushlar: There, if they do get a bad rap from the Emerald green are providing.

827

01:09:03.870 --> 01:09:06.150

Dean Pushlar: which the deer do browse quite a bit.

828

01:09:07.440 --> 01:09:09.510

Dean Pushlar: So, in terms of deer resistant.

829

01:09:10.890 --> 01:09:16.170

Dean Pushlar: The Green giant our bodies is the most deer resistant variety of our are providing.

830

01:09:17.700 --> 01:09:19.680

Dean Pushlar: And it's a nice plant it grows fast.

831

01:09:20.820 --> 01:09:23.100

Dean Pushlar: In is pretty disease resistant as well.

832

01:09:24.240 --> 01:09:28.800

Dean Pushlar: So green giants normally spruce white spruce here.

833

01:09:30.030 --> 01:09:35.670

Dean Pushlar: And then we're intermingling the the rest of the property with shade trees read Naples.

834

01:09:36.780 --> 01:09:37.530

Dean Pushlar: A cherry.

835

01:09:38.850 --> 01:09:44.880

Dean Pushlar: on your side of the House red Bud and seven sons flower back here.

836

01:09:46.140 --> 01:09:52.710

Dean Pushlar: So that's really that's really what we're proposing and happy to answer any any questions you may have.

837

01:09:53.160 --> 01:10:02.790

Adam Kaufman: You know my major comment has to do with the trees in the right of way right you can't take trees out that are not on the property.

838

01:10:03.270 --> 01:10:10.440

Adam Kaufman: Sure, that is if there's some issue that's happening and the hunter drive right away with those trees, no contact the highway department.

839

01:10:11.850 --> 01:10:17.610

Adam Kaufman: But you know don't we can't grant permission to remove those trees outside the property.

840

01:10:18.060 --> 01:10:21.870

Dean Pushlar: Okay, so these trees here, in particular, so the property line is here.

841

01:10:22.440 --> 01:10:23.430

Dean Pushlar: Number four.

842

01:10:24.540 --> 01:10:25.830



Dean Pushlar: Let me zoom in a little bit.

843

01:10:28.770 --> 01:10:34.170

Dean Pushlar: Number six, seven and the Nice trees over here which one is already dead.

844

01:10:35.430 --> 01:10:37.650

Dean Pushlar: We will actually went on the property.

845

01:10:37.710 --> 01:10:39.450

Adam Kaufman: Those are on your property yeah.

846

01:10:40.050 --> 01:10:46.290

Dean Pushlar: There is a sideline easement yep here, so when you're on hunter drive and you have to look.

847

01:10:46.560 --> 01:10:47.010

Dean Pushlar: Right I don't.

848

01:10:47.100 --> 01:10:51.780

Adam Kaufman: Have any issues on the Ridge road five it's the few that are in the hunter drive.

849

01:10:51.780 --> 01:10:53.640

Dean Pushlar: it's it's these three dreams okay.

850

01:10:54.270 --> 01:10:58.500

Dean Pushlar: yeah we have reached out to the town and we're waiting to hear their comments.

851

01:11:01.500 --> 01:11:02.100

Thank you.

852

01:11:03.600 --> 01:11:17.550

Michael Pollack: And Mr Sony I had a chance to review your letter that you wrote to us and appreciate that and for you, expressing your concerns and participating in the process, I noted your reservations about.

853

01:11:18.720 --> 01:11:21.210

Michael Pollack: The variance process which.

854

01:11:22.260 --> 01:11:27.090

Michael Pollack: You can appreciate it somewhat out of our hands and the scope of our review.

855

01:11:28.350 --> 01:11:40.110

Michael Pollack: is somewhat limited based upon where the status of this application, but what are you express yourself, Mr sahani to the board and have.

856

01:11:41.250 --> 01:11:47.820

Paul Sawhny: A great Thank you and appreciate the opportunity to have this face to face with you all i'll be at via zoom.

857

01:11:48.930 --> 01:11:56.730

Paul Sawhny: So yes, I mean there's a little bit of a legacy here in terms of the variants process that unfortunately I didn't get notification of so I.

858

01:11:57.900 --> 01:12:00.510

Paul Sawhny: i've got a concern with the overall project but.

859

01:12:02.160 --> 01:12:16.920

Paul Sawhny: just limiting myself to the current issue in terms of trees so whatever little privacy, we have remaining my concern is removal of trees would degrade that even further.

860

01:12:18.330 --> 01:12:28.890

Paul Sawhny: I haven't seen this site plan before with the specific trees that are being called out and red and green red trees, being the trees, I guess, targeted for removal.

861

01:12:29.760 --> 01:12:40.110

Paul Sawhny: My my overall concern here is trying to maximize whatever little privacy, we have left as a result of this House being built across the street from us.

862

01:12:42.900 --> 01:12:45.270

Michael Pollack: And I noticed that you had suggested that.

863

01:12:45.270 --> 01:12:46.170

Additional.

864

01:12:47.490 --> 01:12:49.500

Michael Pollack: You know trees be planted.

865

01:12:50.610 --> 01:13:10.740

Michael Pollack: From, I think, where the proposed bus stop would be right for the proposed school bus and a line on the westerly portion of three so as you look at the site plan that's in front of us, does that address your concern in whole or in part.

866

01:13:11.730 --> 01:13:19.680

Paul Sawhny: I don't really know how how tall these these new trees are going to grow, I mean typically you know evergreens and harbor varieties.

867

01:13:19.980 --> 01:13:26.790

Paul Sawhny: best of my knowledge, or maybe 15 feet 10 feet thereabouts I mean i'm not sure how I of these things are going to go.

868

01:13:27.450 --> 01:13:43.830

Paul Sawhny: But right now the way this site is laid out that house towers way over any of the existing trees that are along the road there so there's very little privacy afforded to to to us across the street.

869

01:13:48.360 --> 01:13:50.940

Michael Pollack: And so what would be viable alternatives.

870

01:13:53.520 --> 01:13:59.880

Paul Sawhny: So I mean my my my only my only thinking here is that, to the extent that these existing trees.

871

01:14:00.570 --> 01:14:14.940

Paul Sawhny: preserve some of the privacy, then i'd like to see them retained if there's a way to add trees that will enhance the level of privacy beyond you know some of these landscape trees like arbor vitae days or whatever they're called.

872

01:14:16.050 --> 01:14:17.640

Paul Sawhny: You know, I think that would be appreciated.

873

01:14:20.760 --> 01:14:20.970

Michael Pollack: Oh.

874

01:14:21.180 --> 01:14:21.660

No.

875

01:14:23.280 --> 01:14:27.690

Dean Pushlar: I can just speak really quickly on the on the size of the trees and how tall they grow.

876

01:14:28.740 --> 01:14:36.570

Dean Pushlar: These white spruce will get 50 feet tall certainly over time, they are relatively moderate growing.

877

01:14:37.590 --> 01:14:40.620

Dean Pushlar: So we will plant them and.

878

01:14:47.550 --> 01:14:49.590

Dean Pushlar: seven to eight foot tall initially.

879

01:14:50.820 --> 01:14:51.240

Dean Pushlar: and

880

01:14:52.260 --> 01:15:04.380

Dean Pushlar: They will grow six to one foot a year really after that, the green giants are really along this side those grow 112 feet, a year once they're established.

881

01:15:06.270 --> 01:15:09.540

Dean Pushlar: And there are quite a few trees remaining, as you can see.

882

01:15:11.310 --> 01:15:26.130

Dean Pushlar: Here here here, so those are going to give you, especially the view from your House here, looking at the garage will give you some a little bit of depth from your property to to this property.

883

01:15:28.770 --> 01:15:29.130

Paul Sawhny: yeah.

884

01:15:30.300 --> 01:15:34.530

Paul Sawhny: I suppose, to the extent, those are existing trees in their retained that would help.

885

01:15:36.180 --> 01:15:36.480

Paul Sawhny: So.

886

01:15:37.680 --> 01:15:44.340

Paul Sawhny: You know my my point here is and i'm not i'm not an arborist i'm not an expert in any of this other stuff All I know is that.

887

01:15:44.760 --> 01:15:59.340

Paul Sawhny: The way this House is currently situated at severely degraded whatever privacy, we would have a right to expect, and so you know my my only suggestion to you all, is to do the maximum possible to restore some of that.

888

01:16:00.540 --> 01:16:04.950

Paul Sawhny: Because i'm not finished looking at all of my options here as far as you know what transpired.

889

01:16:09.420 --> 01:16:17.730

Michael Pollack: So Adam or the arbor varieties, the best screening device would discourage deciduous trees, be better in the prior.

890

01:16:17.760 --> 01:16:30.180

Adam Kaufman: I think if privacy is the intent the evergreen screening and particularly the green giant are provided with the White spruce are good good trees, you know they're going to create that.

891

01:16:33.900 --> 01:16:35.370

Adam Kaufman: yeah Los Angeles yeah.

892

01:16:37.290 --> 01:16:42.360

Paul Sawhny: Well, I mean are they going to grow up to be as tall as the houses currently I mean how long will that.

893

01:16:42.930 --> 01:16:44.970

Adam Kaufman: will exceed the House for sure yeah.

894

01:16:45.420 --> 01:16:49.590

Dean Pushlar: yeah if you want to right next to the townhome in that parking lot.

895

01:16:51.030 --> 01:16:56.730

Dean Pushlar: There green giant our providers that are probably pushing 35 to 40 feet tall right.

896

01:16:57.900 --> 01:17:02.430

Adam Kaufman: you're talking about the line between mariotti in any town all right.

897

01:17:02.790 --> 01:17:04.170

Adam Kaufman: Yes, those are even.

898

01:17:04.290 --> 01:17:05.370

Adam Kaufman: taller than that yeah.

899

01:17:05.910 --> 01:17:14.250

Dean Pushlar: Those might be 4050 feet tall the nice thing about them is you can prune them to whenever you want, most people just let them grow, naturally.

900

01:17:15.480 --> 01:17:17.730

Dean Pushlar: So they do get big and then grow fast.

901

01:17:18.570 --> 01:17:23.220

Paul Sawhny: So that existing role of evergreens that sort of stops right now, where the garage.

902

01:17:24.600 --> 01:17:26.010

Paul Sawhny: corners into the lot.

903

01:17:27.300 --> 01:17:32.100

Paul Sawhny: Are those going to continue growing because they don't look like they're doing much growing lately to me at all.

904

01:17:32.400 --> 01:17:34.830

Paul Sawhny: Last year here's they seem to stagnated.

905

01:17:36.090 --> 01:17:40.500

Paul Sawhny: mean they've been they've been put up there, a while ago by by builders.

906

01:17:41.730 --> 01:17:51.090

Dean Pushlar: it's probably perspective, they they are they look like they've grown probably six to eight inches this year, you can look at the animals on on them.

907

01:17:52.410 --> 01:17:55.050

Dean Pushlar: they're 18 feet tall at least now.

908

01:17:56.970 --> 01:18:01.380

Dean Pushlar: Some of them are 20, so I would guess they're they're growing quite quite fast.

909

01:18:02.550 --> 01:18:03.930

Dean Pushlar: And they will continue to grow.

910

01:18:06.810 --> 01:18:16.170

Dean Pushlar: So there's a Norway screwed so we're that that's probably 80 feet tall in the front that we're removing it's almost dead that's how all these trees get.

911

01:18:19.290 --> 01:18:20.280

Dean Pushlar: Without pruning.

912

01:18:21.210 --> 01:18:27.990

Paul Sawhny: Okay, well, the only thing that I would go on record here and say is that, whatever you can do to maximize privacy.

913

01:18:29.760 --> 01:18:36.510

Paul Sawhny: At this stage, is something that I would appreciate because i'm not i'm not happy with the way this whole project turned out.

914

01:18:37.980 --> 01:18:51.210

Michael Pollack: Good and Adam the action item before us is really our the scope of our review is really limited to the tree removal permit at this point, and this landscaping plan that's before us.

915

01:18:51.630 --> 01:18:56.130

Adam Kaufman: that's right the requested tree removal and then the mitigation for that true yeah.

916

01:18:56.250 --> 01:19:04.860

Michael Pollack: Right right, and there is a condition that i'm used to seeing and all of these all these applications and resolutions.

917

01:19:05.340 --> 01:19:12.390

Michael Pollack: Where it says all landscape all landscaping shall be maintained in a vigorous growing condition throughout the duration of the use.

918

01:19:13.020 --> 01:19:24.060

Michael Pollack: All plants, not so maintain shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season so.

919

01:19:24.120 --> 01:19:30.990

Michael Pollack: Right right and sometimes there's a bond that has to be posted, for that is that part of the initial application Adam is that not.

920

01:19:31.860 --> 01:19:35.190

Adam Kaufman: Usually the bonds are associated with wetland mitigation.

921

01:19:35.370 --> 01:19:42.810

Adam Kaufman: planning, we could certainly discuss whether or not you think a landscape bond is necessary here.

922

01:19:44.250 --> 01:19:45.900

Michael Pollack: Was that overreaching.

923

01:19:46.260 --> 01:19:55.260

Adam Kaufman: In this context, unusual it's unusual, but if you think the circumstances warrant it, we could do that do you have any specific comments gianna on that.

924

01:19:56.340 --> 01:19:56.790

tell her.

925

01:20:01.830 --> 01:20:03.180

John Kellard - Town Engineer: No we're talking about a bond.

926

01:20:03.630 --> 01:20:05.640

Adam Kaufman: yeah for the landscaping.

927

01:20:07.320 --> 01:20:08.820

Adam Kaufman: Typically, we we don't.

928

01:20:10.020 --> 01:20:13.860

John Kellard - Town Engineer: Know unless it's meeting for mitigation purposes associated with weapons.

929

01:20:14.100 --> 01:20:14.400

Right.

930

01:20:17.430 --> 01:20:17.820

Michael Pollack: Okay.

931

01:20:21.360 --> 01:20:33.600



Paul Sawhny: And you know one other comment, I would just encourage everybody that has an opportunity to drive by and take a look at this and you know, look at it from my perspective, Chris was good enough to stop by today and I was able to go over with them and.

932

01:20:34.050 --> 01:20:41.880

Paul Sawhny: You know I think people who are out there, granting these allowances and variances etc to go out and take a look at some of this stuff themselves before their approval.

933

01:20:43.020 --> 01:20:55.890

Michael Pollack: yeah I did go out and take a look at it today, and I see what you mean about how the site is pretty Bay are in its current condition, particularly along the border is where the plan, things are proposed.

934

01:20:57.840 --> 01:21:08.550

Michael Pollack: Other than the opening that they're proposing in the for the driveway it seems like they filled in the openings pretty pretty thoroughly, though.

935

01:21:10.050 --> 01:21:13.320

Michael Pollack: Do any of you other board members care to comment on this.

936

01:21:15.360 --> 01:21:16.350

Michael Pollack: As we find the.

937

01:21:17.490 --> 01:21:18.810

Michael Pollack: word here a moment.

938

01:21:23.910 --> 01:21:28.920

Jim Jensen: You know this is CIM it looks like just you know from context.

939

01:21:28.980 --> 01:21:35.340

Jim Jensen: Of the the trees that are being removed, according to the inventory all appear to be you know.

940

01:21:36.330 --> 01:21:45.330

Jim Jensen: there's a designation they're poor the thin shape it's an invasive so there's there was a seems to be a kind of a systematic criteria for the.

941

01:21:45.930 --> 01:21:57.570

Jim Jensen: 15 trees that have been removed in the property boundary that are you know and it alive, for you know, we need to be taken out at some point the future, and then the 47 that to be.

942

01:21:59.460 --> 01:22:12.030

Jim Jensen: being planted seemed to be a significant step forward to you know, creating a sense of privacy of for the new home and screening that from the from the Jason homes just just my take on it.

943

01:22:12.450 --> 01:22:23.880

Adam Kaufman: And I think you're you're right, you know if you recall, when we did the subdivision, this was an old estate property, so these were these are older trees that are reaching the end of their their their life.

944

01:22:24.570 --> 01:22:32.820

Adam Kaufman: So I think that's a good analysis it's also, we should point out that this first came to the rp RC and the rp RC.

945

01:22:33.240 --> 01:22:50.940

Adam Kaufman: referenced it or referred it over to the planning board at that point, I don't believe Dean was part of the project, so we didn't have the benefit of the screening plan so when this is much improved to the plan that originally came in to the town so DNS done a good job here.

946

01:22:52.950 --> 01:22:53.370

Dean Pushlar: Thank you.

947

01:22:56.610 --> 01:22:57.660

Michael Pollack: anyone else.

948

01:23:00.630 --> 01:23:05.790

Steven Sauro: I think I think yeah, I just wanted to just chime in I think the applicant is thinner.

949

01:23:07.320 --> 01:23:11.220

Steven Sauro: and extensive job in China mitigate all the concerns of the neighbors.

950

01:23:15.180 --> 01:23:17.340

Michael Pollack: Thanks Larry or anything.

951

01:23:19.140 --> 01:23:24.960

Larry Ruisi: Like I would I would agree with the comment, this is pretty pretty extensive of planting.

952

01:23:27.570 --> 01:23:28.020

Thanks.

953

01:23:29.040 --> 01:23:37.980

Michael Pollack: miss Mr Tony before I asked for a motion to close the neighbor notification portion of the hearing is there anything you'd like to add.

954

01:23:38.880 --> 01:23:47.610

Paul Sawhny: No, I appreciate it, I mean this is a little bit like closing the barn door after the horses out mean, but you know anything we can do to remedy this, I appreciate it.

955

01:23:48.420 --> 01:23:57.270

Michael Pollack: hey Thank you yeah well, I think, as we've indicated that his plan has been substantially modified to add a lot more landscaping.

956

01:23:58.470 --> 01:24:06.360

Michael Pollack: From what we've seen before, so on that basis does anyone care to move to close the neighbor notification portion of this here.

957

01:24:08.490 --> 01:24:11.850

Steven Sauro: i'll make that motion Michael is closing Internet notification portion.

958

01:24:14.130 --> 01:24:15.210

Any second second.

959

01:24:16.290 --> 01:24:17.220

Michael Pollack: All in favor.

960

01:24:17.790 --> 01:24:18.360

Jim Jensen: Aye Aye.

961

01:24:19.680 --> 01:24:27.060

Michael Pollack: Okay, thank you, thank you bonnie so that takes into consideration of the draft resolution.

962

01:24:28.950 --> 01:24:32.310

Michael Pollack: did anyone have any comments on the draft resolution.

963

01:24:33.450 --> 01:24:34.050

Dean Pushlar: I have one.

964

01:24:35.280 --> 01:24:38.070

Dean Pushlar: um it does state 31 degrees so it's really.

965

01:24:39.120 --> 01:24:41.160

Adam Kaufman: a teenager to the 18 yeah.

966

01:24:41.580 --> 01:24:42.750

Dean Pushlar: yeah and I can see.

967

01:24:42.810 --> 01:24:43.860

Adam Kaufman: actually going to be less.

968

01:24:43.890 --> 01:24:45.960

Adam Kaufman: minus the trees and the right of life so.

969

01:24:46.440 --> 01:24:46.680

Dean Pushlar: Right.

970

01:24:47.070 --> 01:24:48.300

Adam Kaufman: I guess it would be 15.

971

01:24:51.120 --> 01:24:58.980

Michael Pollack: Right and I see Adam you cover the removal of the trees that are in the right of way already.

972

01:25:01.710 --> 01:25:11.190

Michael Pollack: So with that changed will anyone is anyone willing to make a motion to adopt the resolution as amended.

973

01:25:12.210 --> 01:25:13.140

i'll make that moment.

974

01:25:15.690 --> 01:25:16.980

Steven Sauro: Thank you Larry i'll second.

975

01:25:17.850 --> 01:25:22.620

Michael Pollack: Okay Larry made the motion seconded by Steve all in favor.

976

01:25:23.250 --> 01:25:23.970

Steven Sauro: Aye Aye.

977

01:25:24.810 --> 01:25:32.940

Michael Pollack: Okay, thank you, thank you, Mr Sony for your participation and thank you as well, Mr push for your assistance.

978

01:25:33.540 --> 01:25:34.890

Dean Pushlar: Thank you so much appreciate it.

979

01:25:35.010 --> 01:25:36.000

Paul Sawhny: Thanks, thank you.

980

01:25:37.230 --> 01:25:39.540

Michael Pollack: Can I welcome Mr Carthy back.

981

01:25:40.920 --> 01:25:42.030

Michael Pollack: The chairmanship.

982

01:25:47.010 --> 01:25:48.540

Michael Pollack: not a moment too soon for me.

983

01:25:54.510 --> 01:25:55.740

Steven Sauro: It whenever a bite to eat.

984

01:25:57.030 --> 01:26:00.150

Michael Pollack: yeah I was gonna say he went to get that cup of coffee.

985

01:26:00.810 --> 01:26:01.890

Roland Baroni - Town Attorney: Chris you're on mute.

986

01:26:06.120 --> 01:26:06.540

Steven Sauro: Still.

987

01:26:07.290 --> 01:26:08.760

Christopher Carthy: up there, we go I want.

988

01:26:08.790 --> 01:26:13.410

Christopher Carthy: I want to thank the board for handling that so well, Michael, thank you for doing your job, I really appreciate that.

989

01:26:13.500 --> 01:26:15.090

Michael Pollack: Thank you, Chris I learned from the best.

990

01:26:15.390 --> 01:26:22.470

Christopher Carthy: yeah right Okay, so you know what if you guys need a five minute break you know, at some point that meeting, let me know you know.

991

01:26:24.090 --> 01:26:33.810

Christopher Carthy: So, the next item, before us is one can place and we're going to have a we have a draft resolution before us for that as well.

992

01:26:34.890 --> 01:26:39.330

Christopher Carthy: And by the way, that's also a public hearing so vows the paperwork, in order for that one.

993

01:26:39.960 --> 01:26:40.380

Yes.

994

01:26:42.210 --> 01:26:48.480

Christopher Carthy: And I who read the last public notice at the previous did Michael read of the digital media.

995

01:26:49.530 --> 01:26:49.890

Michael Pollack: Is.

996

01:26:50.970 --> 01:26:57.030

Christopher Carthy: Oh, you asked him to read it okay that explains that okay so Jim I think you have this public notice as well.

997

01:26:57.990 --> 01:26:59.130

Jim Jensen: I do expect me to read it.

998

01:26:59.430 --> 01:27:00.270

Christopher Carthy: Please sure.

999

01:27:00.840 --> 01:27:03.900

Jim Jensen: you're happy to i'm so one can place.

1000

01:27:06.900 --> 01:27:08.220

Jim Jensen: just waiting for it open.

1001

01:27:11.160 --> 01:27:12.480

Jim Jensen: And Okay, here it is.

1002

01:27:15.300 --> 01:27:23.100

Jim Jensen: notice notices here by, given that the north Castle planning Board will hold a public hearing in the town hall 15 better road armonk New York.

1003

01:27:23.730 --> 01:27:37.410

Jim Jensen: or online at nc TV and in our mock and banks villain and ctv cablevision 18 and verizon 39 North by planes on Monday January 24 2022 at 7pm or soon thereafter.

1004

01:27:37.950 --> 01:27:49.140

Jim Jensen: When any person may be heard in favor of war against the one can't place a maury site plan and wetlands permit applications to legalize work on the property.

1005

01:27:49.590 --> 01:27:59.160

Jim Jensen: Without the benefit of planning board or building department approval legalization required requested includes new sheds coolers and patios.

1006

01:27:59.670 --> 01:28:19.710

Jim Jensen: The property is located at one can't place and known on the North Castle tax maps as lot 108 dot 03 dash one dash 76 and located within the CB zoning district, if an online meeting is held comments can be submitted to planning at North Castle ny calm during the meeting.

1007

01:28:21.510 --> 01:28:22.200

Christopher Carthy: Thank you, Jim.

1008

01:28:23.760 --> 01:28:26.850

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

1009

01:28:29.520 --> 01:28:30.000

Michael Pollack: Second.

1010

01:28:30.600 --> 01:28:31.350

Christopher Carthy: All in favor.

1011

01:28:33.870 --> 01:28:38.670

Christopher Carthy: Okay, and um how are we going to handle this is the applicant going to speak, or do you just want to handle this at this.

1012

01:28:38.670 --> 01:28:43.710

Adam Kaufman: point, we have to hear, and so I think we should get a brief presentation just.

1013

01:28:44.640 --> 01:29:00.120

Adam Kaufman: You know, go over the site plan what we're talking about, and then we can see if there's any public comment, and then the board can discuss it, I think, amongst the board at this point, you know we've we've generally settled on on the I don't think there are too many outstanding right.

1014

01:29:01.350 --> 01:29:03.390

Christopher Carthy: who's representing the Africans evening.

1015

01:29:04.020 --> 01:29:05.250

JMC: Good evening Karen my name is.

1016

01:29:05.370 --> 01:29:13.110

Christopher Carthy: An investor from GMC and I am here tonight, on behalf of the applicant one King can place Inc.

1017

01:29:14.130 --> 01:29:24.870

JMC: And I could just give you a brief rundown of why we are here tonight, before you, so we are here for an amendment site plan approval and permits.

1018

01:29:25.410 --> 01:29:38.010

JMC: to legalize, as stated in a notification to legalize some work that was done to the property, but without the approval or building permit to do so.

1019

01:29:39.960 --> 01:29:42.300

These improvements resulted in.

1020

01:29:43.980 --> 01:29:51.780

JMC: Three very niches which we needed to get from the town's EPA, which we did receive on October 7 2021.



1021

01:29:53.010 --> 01:30:07.260

JMC: As well as be referred to the conservation board for work done within wetland adjacent areas a floodplain which we did appear before the conservation board on December 7 receive.

1022

01:30:07.890 --> 01:30:20.910

JMC: Recommendation of approval conditional recommendation recommendation of approval from them and we were also referred to the town's architectural review Board, which we did appear last week, which was.

1023

01:30:22.680 --> 01:30:35.580

JMC: January 19 which they also get approved at that meeting so we're here tonight with the launch that Obama curing and I will be able to answer any questions that anybody from the board or the public, they have.

1024

01:30:36.180 --> 01:30:39.090

Adam Kaufman: Anthony can you just share the site plan sure.

1025

01:30:41.190 --> 01:30:44.910

Adam Kaufman: So if anyone's at home, wants to see what we're talking about here.

1026

01:30:59.910 --> 01:31:00.330

Adam Kaufman: Everybody.

1027

01:31:02.100 --> 01:31:11.220

Adam Kaufman: Okay, and what we're what we're talking about some of the things we're legalizing where those accessory buildings in the rear and the patio in the back.

1028

01:31:13.680 --> 01:31:19.230

Adam Kaufman: I think that that that that was really what what we were talking about correct, that is correct, Adam.

1029

01:31:19.440 --> 01:31:27.690

JMC: and actually I just also like to stay to that the addition of the coolers and the sheds resulted in a recalculation of the parking.

1030

01:31:28.020 --> 01:31:46.530

Adam Kaufman: which was one of the biases that we need to that we need to that's right thing and revise right, so all of those procedural items have been worked out the applicant went to the conservation board chain,

the variances went to the IRB so all those procedural items have been addressed.

1031

01:31:47.970 --> 01:31:52.860

Adam Kaufman: So nothing new is really being built its legalization of what's out there centrally.

1032

01:31:54.510 --> 01:31:55.350

Adam Kaufman: minus the.

1033

01:31:56.400 --> 01:31:59.880

Adam Kaufman: portion of the patio that was on the adjacent property.

1034

01:32:00.300 --> 01:32:03.120

JMC: Which is highlighted in this range shaded yeah.

1035

01:32:05.820 --> 01:32:06.180

Christopher Carthy: yep.

1036

01:32:07.590 --> 01:32:10.860

Adam Kaufman: valid do we have any comments from the public on this.

1037

01:32:12.570 --> 01:32:16.020

Valerie B Desimone: I know I just checked email external account I didn't see any.

1038

01:32:17.190 --> 01:32:17.550

Adam Kaufman: Okay.

1039

01:32:18.840 --> 01:32:22.800

Christopher Carthy: So you know what am I think i'm first thing is i'm going to make a motion to close to public hearing.

1040

01:32:26.910 --> 01:32:27.360

Michael Pollack: Second.

1041

01:32:28.170 --> 01:32:28.830

All in favor.

1042

01:32:29.850 --> 01:32:30.270

Larry Ruisi: Aye.

1043

01:32:30.420 --> 01:32:32.580

Christopher Carthy: Aye okay so.

1044

01:32:34.050 --> 01:32:39.690

Christopher Carthy: We have a draft resolution before us any comments or questions on the draft resolution from any planning board members at this point.

1045

01:32:41.070 --> 01:32:42.960

Christopher Carthy: or from the applicant from GMC.

1046

01:32:43.260 --> 01:32:44.250

Michael Pollack: I have a question.

1047

01:32:45.360 --> 01:32:54.720

Michael Pollack: just looking at the site plan and the encroachment right there's that pink area that highlighted and then there's that Gray area that's behind it, I guess.

1048

01:32:57.330 --> 01:33:02.880

JMC: So I can explain that, so the Gray area is the portion of the patio.

1049

01:33:03.510 --> 01:33:03.840

Christopher Carthy: And we.

1050

01:33:04.680 --> 01:33:18.270

JMC: plan to wall which will be removed because it was constructed over the property line and the red shaded area is the area which we received the remnants from for an outdoor patio within five feet of aside and.

1051

01:33:20.370 --> 01:33:22.980

Michael Pollack: The Gray area is being removed correct.

1052

01:33:23.250 --> 01:33:25.830

JMC: As well as this portion of one of the existing sheds.

1053

01:33:26.790 --> 01:33:28.620

Michael Pollack: Okay, thank you for that.

1054

01:33:30.090 --> 01:33:30.660

Christopher Carthy: Thank you, Michael.

1055

01:33:35.490 --> 01:33:37.950

Christopher Carthy: Do you have anything you want to ask about the resolution.

1056

01:33:44.370 --> 01:33:46.980

Christopher Carthy: For board members anything else you want to add about the resolution.

1057

01:33:50.160 --> 01:33:52.620

Christopher Carthy: No, I don't think so okay so.

1058

01:33:54.480 --> 01:33:59.970

Christopher Carthy: Is GMC comfortable with the resolution as it so do you want to add anything to any questions for us about it and.

1059

01:34:00.030 --> 01:34:01.740

JMC: We do not, we have no issue.

1060

01:34:02.190 --> 01:34:03.810

Christopher Carthy: So so.

1061

01:34:04.890 --> 01:34:10.770

Christopher Carthy: I think at this point we you know someone wants to make a motion to adopt the resolution, we can see how it goes.

1062

01:34:14.790 --> 01:34:15.480

Michael Pollack: Christopher.

1063

01:34:15.810 --> 01:34:16.380

Christopher Carthy: Go ahead.

1064

01:34:16.800 --> 01:34:17.910

Michael Pollack: More pepperoni.

1065

01:34:22.620 --> 01:34:23.130

Christopher Carthy: yeah.

1066

01:34:24.630 --> 01:34:25.800

Michael Pollack: I couldn't resist sorry.

1067

01:34:29.040 --> 01:34:29.520

Steven Sauro: I love it.

1068

01:34:30.420 --> 01:34:30.870

All right.

1069

01:34:31.980 --> 01:34:35.160

Christopher Carthy: i'll make a motion to adopt the resolution.

1070

01:34:36.690 --> 01:34:38.490

Christopher Carthy: i'll second all in favor.

1071

01:34:38.760 --> 01:34:39.750

Larry Ruisi: Aye Aye.

1072

01:34:40.920 --> 01:34:41.670

Christopher Carthy: Thank you.

1073

01:34:42.360 --> 01:34:44.370

JMC: Thank you very much, have a great evening.

1074

01:34:46.710 --> 01:34:47.220

Christopher Carthy: good night.

1075

01:34:49.260 --> 01:34:51.240

Christopher Carthy: Okay, the next.

1076

01:34:51.690 --> 01:34:54.510

Christopher Carthy: The next application before us about did you want to say something.

1077

01:34:55.050 --> 01:35:01.320

Valerie B Desimone: yeah i'm sorry to interrupt and in regards to our garden Jeff brands in the waiting room he has to be invited in tonight.

1078

01:35:01.650 --> 01:35:02.910

Christopher Carthy: Okay okay fine.

1079

01:35:07.110 --> 01:35:11.790

Christopher Carthy: So the next application before us is box flower garden.

1080

01:35:12.870 --> 01:35:14.520

Christopher Carthy: 65 better banks will road.

1081

01:35:17.550 --> 01:35:24.570

Christopher Carthy: And that's an application that is that's going to have to go before that's gonna have to go before the town board as well, I believe, at some point correct.

1082

01:35:25.290 --> 01:35:26.910

Adam Kaufman: Yes, that will need a special permit.

1083

01:35:27.270 --> 01:35:29.430

Adam Kaufman: Leo especially is better than yours right yeah.

1084

01:35:29.550 --> 01:35:29.910

Right.

1085

01:35:35.370 --> 01:35:37.380

Adam Kaufman: Chris where you want me to let Jeff Brown and now.

1086

01:35:37.860 --> 01:35:38.730

Christopher Carthy: Yes, please.

1087

01:35:43.770 --> 01:35:46.440

Adam Kaufman: Okay, everyone should be in here good.

1088

01:35:58.980 --> 01:35:59.790

Christopher Carthy: Yes.

1089

01:36:00.090 --> 01:36:00.450

hey.

1090

01:36:01.950 --> 01:36:03.000

JP Brown: nice to see everybody.

1091

01:36:11.400 --> 01:36:12.960

Adam Kaufman: Jeff make sure you turn off the.

1092

01:36:14.400 --> 01:36:14.820

Adam Kaufman: The.

1093

01:36:15.690 --> 01:36:16.650  
Adam Kaufman: website version.

1094  
01:36:16.950 --> 01:36:17.490  
JP Brown: Well yeah.

1095  
01:36:17.940 --> 01:36:18.600  
JP Brown: yeah it's all.

1096  
01:36:19.830 --> 01:36:19.980  
Right.

1097  
01:36:25.590 --> 01:36:28.680  
Christopher Carthy: So Jeff you want to turn yours off to make sure you're not watching it on.

1098  
01:36:28.740 --> 01:36:29.880  
JP Brown: And off.

1099  
01:36:30.090 --> 01:36:32.820  
JP Brown: Its off there's no feedback so problem.

1100  
01:36:36.090 --> 01:36:39.180  
JP Brown: With the audio portion it's not it's not all.

1101  
01:36:43.230 --> 01:36:47.220  
Christopher Carthy: Okay, so who's presenting first for the applicant.

1102  
01:36:48.390 --> 01:37:06.240  
P Daniel Hollis: Good evening, Mr Chairman, members of the board P, Daniel hollis from hollis laidlaw and Simon on behalf of the applicant here tonight with Joseph rena the project engineer from in site design development we're here tonight, not for site plan approval.

1103  
01:37:06.960 --> 01:37:08.160  
P Daniel Hollis: or public hearing on any.

1104  
01:37:08.760 --> 01:37:26.130  
P Daniel Hollis: Of that aspect of the project we're here as a result of a letter I wrote to the town board into the planning board dated October 7 setting forth our request for an amendment to an existing special permit for an operation and nursery operation at the location on.

1105

01:37:27.390 --> 01:37:30.960

P Daniel Hollis: Bedford backfill road in the town of North castle.

1106

01:37:32.070 --> 01:37:40.050

P Daniel Hollis: The original special permits was granted in 1980 and when Joe arena gets to his portion of the presentation he'll show you.

1107

01:37:40.470 --> 01:37:52.560

P Daniel Hollis: The site plan for 1980 that was approved the existing condition survey and what we're asking to have approved we've received the comments from planning and from engineering.

1108

01:37:53.670 --> 01:37:57.330

P Daniel Hollis: But I just want to make a couple of points number one this project was.

1109

01:37:58.440 --> 01:38:02.730

P Daniel Hollis: Property rather was utilized as this nursery in different iterations.

1110

01:38:04.260 --> 01:38:08.070

P Daniel Hollis: Through the last 40 years without incident until recent.

1111

01:38:09.180 --> 01:38:17.010

P Daniel Hollis: flurry of complaints from a nearby neighbor with regard to the operation there's a larger commercial.

1112

01:38:17.820 --> 01:38:33.930

P Daniel Hollis: retail and wholesale nursery to the west of the of this property that is far more impactful on the environment on traffic and then our clients sort of small town operation compared to that larger, more successful operation.

1113

01:38:34.980 --> 01:38:43.320

P Daniel Hollis: The only real change in the site plan from what was approved because there had been a house there it burned down a number of years ago.

1114

01:38:43.680 --> 01:38:58.650

P Daniel Hollis: And what our client is wishing to do is replace the family home, there were horses there back in 1979 in 1980 she wishes to have but two horses, so no variance is required for having more than two horses on the property.



1115

01:39:00.030 --> 01:39:14.070

P Daniel Hollis: We match up very well as like you went if you went through my letter of October 7 we match up very well with regard to the criteria for the issuance of a special permit we match up very well for the outdoor display of merchandise.

1116

01:39:15.180 --> 01:39:33.450

P Daniel Hollis: And that the really the major concern of Mr kaufman's comments you know focus around the retail operation, my question is simply you know how differently, would this be viewed by planning engineering and the board if there were no retail component.

1117

01:39:34.560 --> 01:39:35.520

P Daniel Hollis: We are.

1118

01:39:36.570 --> 01:39:53.310

P Daniel Hollis: You know in trump entwined and entrenched in the court system, and this is cost our client a lot of money for me, Mr rena we're at a town board meeting, I think we got at 130 in the morning, a couple months ago and it's been a long travail.

1119

01:39:54.540 --> 01:39:59.130

P Daniel Hollis: And i'm not sure whether the town board that night.

1120

01:40:00.990 --> 01:40:10.050

P Daniel Hollis: declared its intend to be lead agency and ask for a notice of intent to be lead agency to be circulated or I don't know whether they have deferred.

1121

01:40:10.650 --> 01:40:20.670

P Daniel Hollis: That particular responsibility to your board so we're here to discuss the plan as, as Mr rena has developed it and.

1122

01:40:21.360 --> 01:40:35.070

P Daniel Hollis: really focus on the referral back to the town board because absent, the grant of the special permit going down the site plan road and to greater detail is a waste of time, energy and finances.

1123

01:40:35.940 --> 01:40:37.050

Christopher Carthy: understood in.

1124

01:40:39.330 --> 01:40:40.560

P Daniel Hollis: God, I want to.

1125

01:40:40.920 --> 01:40:43.530

P Daniel Hollis: start on unless anybody has anything they want to address.

1126

01:40:43.620 --> 01:40:44.850

P Daniel Hollis: about anything I just said.

1127

01:40:47.490 --> 01:40:50.790

Christopher Carthy: Adam is there anything you want to add to what Mr holland's just said.

1128

01:40:51.480 --> 01:40:56.790

Adam Kaufman: hi yeah maybe just to the point about the retail not necessarily.

1129

01:40:58.470 --> 01:41:06.720

Adam Kaufman: A criticism on my end it's it i'm noting the change from wholesale to retail and there are certain issues we're going to have to deal with.

1130

01:41:07.260 --> 01:41:18.180

Adam Kaufman: Most concerning on my end is where the driveway is and where some of this retail components were just the safety aspect of it so that's really my.

1131

01:41:18.810 --> 01:41:19.890

P Daniel Hollis: My concern, I mean if we.

1132

01:41:20.520 --> 01:41:26.370

P Daniel Hollis: If we did away with that then there wouldn't be any such concern, it would be a wholesale operation like it wasn't originally approved.

1133

01:41:27.450 --> 01:41:27.870

P Daniel Hollis: and

1134

01:41:29.820 --> 01:41:37.290

P Daniel Hollis: I think that that might be something the client might consider, although we're not saying that that's something she's willing to give up now.

1135

01:41:38.160 --> 01:41:43.500

Adam Kaufman: Okay well just tell us what you know she wants to do, and you know it can be either either way.

1136

01:41:47.280 --> 01:41:49.860

Christopher Carthy: That appeals to address the lead agency I forgot.

1137

01:41:49.980 --> 01:41:55.830

Adam Kaufman: yeah well i'll check with Clark tomorrow whether or not they circulated their tent.

1138

01:41:57.960 --> 01:42:03.030

Adam Kaufman: i'll just have to double check it I didn't see it in my original review so i'll go back and.

1139

01:42:04.860 --> 01:42:08.250

P Daniel Hollis: I think Mr baroni and I were the only survivors that night at.

1140

01:42:08.250 --> 01:42:08.400

P Daniel Hollis: The.

1141

01:42:08.850 --> 01:42:10.470

P Daniel Hollis: Port at 140 in the morning.

1142

01:42:11.970 --> 01:42:17.190

P Daniel Hollis: which was nearly my personal record which two o'clock in the morning for a meeting to end.

1143

01:42:20.880 --> 01:42:21.540

P Daniel Hollis: Joe do you want to.

1144

01:42:22.260 --> 01:42:24.270

P Daniel Hollis: put out our original site plan.

1145

01:42:25.410 --> 01:42:28.290

Roland Baroni - Town Attorney: Your dad I had a 5505 once.

1146

01:42:31.950 --> 01:42:34.680

Adam Kaufman: Talk about that role it's offline oh my.

1147

01:42:38.460 --> 01:42:40.800

P Daniel Hollis: rapper that are you at the mercy of someone else.

1148

01:42:41.220 --> 01:42:42.570

Roland Baroni - Town Attorney: is a bad memory.

1149

01:42:45.240 --> 01:42:45.690

Joseph Riina, PE, Owner Site Design Consultants 64431: Okay.

1150

01:42:46.710 --> 01:42:49.920

Joseph Riina, PE, Owner Site Design Consultants 64431: Good evening, everyone can you see my screen here.

1151

01:42:49.950 --> 01:42:51.270

Joseph Riina, PE, Owner Site Design Consultants 64431: Yes, okay good.

1152

01:42:52.290 --> 01:42:57.660

Joseph Riina, PE, Owner Site Design Consultants 64431: So this was the original site plan that was approved in 1980 you can see it's.

1153

01:42:58.830 --> 01:43:04.140

Joseph Riina, PE, Owner Site Design Consultants 64431: signed by the planning board Chairman hearing Secretary here in the bottom right corner.

1154

01:43:06.210 --> 01:43:09.240

Joseph Riina, PE, Owner Site Design Consultants 64431: So to zoom in a little closer.

1155

01:43:11.460 --> 01:43:14.040

Joseph Riina, PE, Owner Site Design Consultants 64431: The operation was as.

1156

01:43:15.240 --> 01:43:33.780

Joseph Riina, PE, Owner Site Design Consultants 64431: Dan stated, it was a nursery operation a wholesale nursery operation, as you can see, on the site plan virtually the entire site by the notations here, it says here here here here here and here was tended to be areas for planting.

1157

01:43:35.100 --> 01:43:37.020

Joseph Riina, PE, Owner Site Design Consultants 64431: of material to be.

1158

01:43:38.430 --> 01:43:50.040

Joseph Riina, PE, Owner Site Design Consultants 64431: used by the operation, there was a proposed greenhouse over this location here, this is the location of the original house that was lost to a fire.

1159

01:43:52.080 --> 01:44:01.800

Joseph Riina, PE, Owner Site Design Consultants 64431: Here, points out that there is a deluxe a derelict born to be restored or replace and.

1160

01:44:03.090 --> 01:44:10.080

Joseph Riina, PE, Owner Site Design Consultants 64431: And here's a just his garage, which is currently existing now and still still places don't use.

1161

01:44:11.820 --> 01:44:14.970

Joseph Riina, PE, Owner Site Design Consultants 64431: To show the existing conditions on the site.

1162

01:44:20.550 --> 01:44:21.420

Joseph Riina, PE, Owner Site Design Consultants 64431: Take a fun.

1163

01:44:23.760 --> 01:44:27.720

Joseph Riina, PE, Owner Site Design Consultants 64431: This is the main entry here there's an area here that's.

1164

01:44:29.250 --> 01:44:34.110

Joseph Riina, PE, Owner Site Design Consultants 64431: fence Dan with some put some stone walls it's kind of a.

1165

01:44:35.370 --> 01:44:37.230

Joseph Riina, PE, Owner Site Design Consultants 64431: setup to be a display area.

1166

01:44:38.430 --> 01:44:39.900

Joseph Riina, PE, Owner Site Design Consultants 64431: For storage of plants.

1167

01:44:41.040 --> 01:44:52.230

Joseph Riina, PE, Owner Site Design Consultants 64431: here's the garage that I spoke of that's existing you can see, this is the gravel driveway here and which circulates through the site.

1168

01:44:53.970 --> 01:45:13.980

Joseph Riina, PE, Owner Site Design Consultants 64431: And areas that are used for planting and gardens, these are three greenhouse structures that

are currently on the property and here's a metal shipping container which that's a mobile thing so that's going to be real removed from from the from that area located or taken off site rather.

1169

01:45:17.100 --> 01:45:23.460

Joseph Riina, PE, Owner Site Design Consultants 64431: there's a DC one on the property, so this is the delineation of the weapon here you have this corner.

1170

01:45:24.720 --> 01:45:37.230

Joseph Riina, PE, Owner Site Design Consultants 64431: And then you have this area here, this is the loop delineated by the DC josh Fisher from the DC and the Miami is river kind of meanders into the property here and runs along the back of the problem.

1171

01:45:39.360 --> 01:45:41.670

Joseph Riina, PE, Owner Site Design Consultants 64431: Is a cluster trees over in this area year.

1172

01:45:43.410 --> 01:45:48.000

Joseph Riina, PE, Owner Site Design Consultants 64431: As well as over on this side this or this part of the side also.

1173

01:45:50.100 --> 01:45:52.230

Joseph Riina, PE, Owner Site Design Consultants 64431: So, with the proposed site plan.

1174

01:45:53.910 --> 01:45:55.890

Joseph Riina, PE, Owner Site Design Consultants 64431: now listen close to get here.

1175

01:45:59.100 --> 01:46:16.230

Joseph Riina, PE, Owner Site Design Consultants 64431: intent is number one to restore the original residence for the property owner she intends to construct a new residence in this location here and tends to to stay on the property going back to the entrance.

1176

01:46:18.750 --> 01:46:27.120

Joseph Riina, PE, Owner Site Design Consultants 64431: This area here game is look is destined to be a display area or implant storage.

1177

01:46:28.860 --> 01:46:35.610

Joseph Riina, PE, Owner Site Design Consultants 64431: The proposed form saying for products that have grown on site and honey.

1178

01:46:36.720 --> 01:46:57.750

Joseph Riina, PE, Owner Site Design Consultants 64431: that's produced on so would be in this form, seeing here what we're showing parking along the driveway here, this is mainly the parking for the forum seeing us if the idea is to have a low intensity retail operation here it's not the main the main.

1179

01:46:59.370 --> 01:47:18.630

Joseph Riina, PE, Owner Site Design Consultants 64431: objective of the of the property it's it's more of a hobby for for the for the property owner she she produces her own honey and and again some some crops and prop and produce and just like my to make it available.

1180

01:47:19.710 --> 01:47:21.060

Joseph Riina, PE, Owner Site Design Consultants 64431: This, this is the.

1181

01:47:22.140 --> 01:47:22.980

Joseph Riina, PE, Owner Site Design Consultants 64431: garage.

1182

01:47:24.360 --> 01:47:37.230

Joseph Riina, PE, Owner Site Design Consultants 64431: structure now we're looking to expand that currently to three big garage and we're looking to expand to a four Bay garage is going to be two stories it's going to have offices for the operation, the bulk.

1183

01:47:40.830 --> 01:47:56.220

Joseph Riina, PE, Owner Site Design Consultants 64431: As we make our way over to the north, end of the site, this is the proposed barn structure to 4600 square foot barn the first level will be.

1184

01:47:57.810 --> 01:48:04.410

Joseph Riina, PE, Owner Site Design Consultants 64431: stabling area and above that, the course you know storage for hey and other.

1185

01:48:06.450 --> 01:48:12.360

Joseph Riina, PE, Owner Site Design Consultants 64431: needs for the horse to two horses that are going to be on the site we're designating.

1186

01:48:13.680 --> 01:48:22.770

Joseph Riina, PE, Owner Site Design Consultants 64431: Some fencing here, which is going to be the paddock area we're also going to have another paddock area for turn out over on this side of the.

1187

01:48:23.880 --> 01:48:24.690

Joseph Riina, PE, Owner Site Design Consultants 64431: side of the so.

1188

01:48:27.660 --> 01:48:36.450

Joseph Riina, PE, Owner Site Design Consultants 64431: These are the three existing greenhouses with you had seen on the as survey is a proposed.

1189

01:48:37.560 --> 01:48:49.860

Joseph Riina, PE, Owner Site Design Consultants 64431: Storage building here for equipment for her farm equipment and heavy machinery that's going to go into that location there.

1190

01:48:50.940 --> 01:48:54.480

Joseph Riina, PE, Owner Site Design Consultants 64431: will provide we're we're showing parking throughout.

1191

01:48:55.980 --> 01:49:04.380

Joseph Riina, PE, Owner Site Design Consultants 64431: To make parking cam although she really does it doesn't expect to need it, she were showing that we can comply with the parking.

1192

01:49:06.450 --> 01:49:17.610

Joseph Riina, PE, Owner Site Design Consultants 64431: Can this location here is where we're proposing septic system for the residents there's an existing well here so we're staying outside the limits for that well.

1193

01:49:18.780 --> 01:49:22.410

Joseph Riina, PE, Owner Site Design Consultants 64431: This is where the trash and recycling containers will be located.

1194

01:49:25.140 --> 01:49:31.470

Joseph Riina, PE, Owner Site Design Consultants 64431: All these areas that are hatched here are what we're designating as the.

1195

01:49:33.270 --> 01:49:34.500

Joseph Riina, PE, Owner Site Design Consultants 64431: Planting areas.

1196

01:49:35.880 --> 01:49:42.180

Joseph Riina, PE, Owner Site Design Consultants 64431: And for the most part it mimics the approved site plan, except it's it's quite reduce.

1197

01:49:43.530 --> 01:49:48.990

Joseph Riina, PE, Owner Site Design Consultants 64431: Because of the the whelan area here all the DC.



1198

01:49:50.490 --> 01:50:00.690

Joseph Riina, PE, Owner Site Design Consultants 64431: josh fish from the DC told us that planting would be allowed in those areas of course under their direction but planting would be allowed in there in those areas.

1199

01:50:05.160 --> 01:50:05.520

let's see.

1200

01:50:06.600 --> 01:50:07.470

Joseph Riina, PE, Owner Site Design Consultants 64431: sorry about that.

1201

01:50:16.140 --> 01:50:36.930

P Daniel Hollis: Well, just looking go down to the next point he wants to make the the thrust of this operation is wholesale and its nature, the individual who is the operates, the business is into the landscape of design and installation off site and what she has on the property is.

1202

01:50:38.820 --> 01:50:49.050

P Daniel Hollis: shrubbery trees, etc, that then would be transported from this site to Homeowners or businesses location or installation and planting.

1203

01:50:51.120 --> 01:50:58.320

Adam Kaufman: that's a really important point danna you know because I didn't come through necessarily that it was still going to be primarily wholesale.

1204

01:50:59.340 --> 01:51:00.090

P Daniel Hollis: Absolutely.

1205

01:51:00.330 --> 01:51:01.770

yeah okay.

1206

01:51:03.300 --> 01:51:11.070

P Daniel Hollis: You know the retail is you know when she when Joe said it's it's a hobby it's you know she wanted to have a little farm stand that there are.

1207

01:51:11.790 --> 01:51:21.120

P Daniel Hollis: still a little bit of corner strawberries or blueberries whatever she has there, along with the honey, this is something for you know kids you know locally sourced.

1208

01:51:21.960 --> 01:51:34.770

P Daniel Hollis: Not necessarily farm to table, but you know locally sourced so the kids can see that stuff just doesn't go, you know come out of the chicos it it's grown and produced by bees and and the good Earth.

1209

01:51:36.900 --> 01:51:39.810

Joseph Riina, PE, Owner Site Design Consultants 64431: And there's there's no attempt to allow.

1210

01:51:40.980 --> 01:51:58.800

Joseph Riina, PE, Owner Site Design Consultants 64431: Any of the retail customers, how you can see it show that there's a gay guy right here so there's no there's no intent to allow the retail customers, you know get go through this the remainder of the site really to be kept up front here and just pop in and out.

1211

01:51:59.820 --> 01:52:01.590

Joseph Riina, PE, Owner Site Design Consultants 64431: To use the again to to.

1212

01:52:03.270 --> 01:52:07.500

Joseph Riina, PE, Owner Site Design Consultants 64431: get to the forum Stan and pick up some of that local honey and produce.

1213

01:52:09.360 --> 01:52:14.940

Joseph Riina, PE, Owner Site Design Consultants 64431: That that's pretty much the extent of of what being proposed on the site planner.

1214

01:52:16.380 --> 01:52:18.120

Joseph Riina, PE, Owner Site Design Consultants 64431: be glad to answer any questions you may have.

1215

01:52:19.650 --> 01:52:32.760

Adam Kaufman: yeah Thank you and then that that did clear up some things on my end, you know one aspect that we didn't talk about or the specific changes to the special use permit.

1216

01:52:33.240 --> 01:52:44.250

Adam Kaufman: There were some very specific requirements in that original special use permit I guess the most significant was the prohibition on the retail sales, I think the African has a pretty good explanation of.

1217

01:52:45.960 --> 01:52:50.730

Adam Kaufman: Of what they want to do now, with that retail, I understand that better but there's some other things, talking about.

1218

01:52:51.180 --> 01:53:09.060

Adam Kaufman: Where structures can be in relation to the property lines hours of operation from the old permit heights of structures, Dan are you anticipating that you'll be able to comply with all those others out maybe tweaking the retail requirement that those other conditions.

1219

01:53:10.320 --> 01:53:14.910

P Daniel Hollis: Well, I think any of those other conditions that that.

1220

01:53:16.080 --> 01:53:24.030

P Daniel Hollis: special permit was granted and start to finish in about two months time in 1980 planning board and then town board is a different time.

1221

01:53:24.360 --> 01:53:30.630

P Daniel Hollis: And I think the ordinances or excuse me, the special permit self was tailored to what was there, it wasn't.

1222

01:53:30.960 --> 01:53:39.720

P Daniel Hollis: He, these are the conditions when you build it comply with these it was it was tailored to what was there in existence, and so I think that.

1223

01:53:40.110 --> 01:53:57.810

P Daniel Hollis: You know the changes in sizes of vehicles, et cetera et planting techniques, I think this site plan is very responsible, both in coverage and in being faithful to environmental safeguards and I think that it's worthy of consideration for amending the.

1224

01:53:59.130 --> 01:54:08.190

P Daniel Hollis: Earlier special permit, because nothing we are asking for is excessive compared to structures nearby rent whether they're the residential.

1225

01:54:08.610 --> 01:54:11.040

P Daniel Hollis: properties nearby or the commercial property.

1226

01:54:11.160 --> 01:54:26.010

Adam Kaufman: My biggest concern is what's happening in the wetland and a weapon buffer in particular for these planting areas so i'm surprised to hear that the Dec didn't have any issue with the planting areas not specifically for growing.

1227

01:54:28.050 --> 01:54:34.590

Adam Kaufman: The plants themselves but it's the fertilizer or the herbicides all of that i'm surprised to hear that.

1228

01:54:35.790 --> 01:54:36.510

Adam Kaufman: My concern.

1229

01:54:37.350 --> 01:54:44.370

Joseph Riina, PE, Owner Site Design Consultants 64431: If I can for first in regards to the conditions of the original approval, the one thing that.

1230

01:54:45.870 --> 01:54:49.290

Joseph Riina, PE, Owner Site Design Consultants 64431: is limiting on that, and then we would like.

1231

01:54:51.150 --> 01:54:55.200

Joseph Riina, PE, Owner Site Design Consultants 64431: To see change is the height the height allowance on the buildings.

1232

01:54:57.270 --> 01:54:58.170

Joseph Riina, PE, Owner Site Design Consultants 64431: You know, I think it was.

1233

01:54:58.260 --> 01:54:59.880

Adam Kaufman: I think the winning feet.

1234

01:55:00.000 --> 01:55:01.380

Joseph Riina, PE, Owner Site Design Consultants 64431: 20 feet, which I.

1235

01:55:01.680 --> 01:55:06.720

Joseph Riina, PE, Owner Site Design Consultants 64431: ended up you know really hurt us and in regards to the proposed residence.

1236

01:55:08.520 --> 01:55:09.210

Joseph Riina, PE, Owner Site Design Consultants 64431: or no.

1237

01:55:09.630 --> 01:55:09.990

Joseph Riina, PE, Owner Site Design Consultants 64431: yeah.

1238

01:55:10.350 --> 01:55:17.370

Adam Kaufman: So it should be noted that a structure in that district normally would be able to be 30 feet so.

1239

01:55:17.820 --> 01:55:25.950

Joseph Riina, PE, Owner Site Design Consultants 64431: yeah exactly so so so that's one thing in regards to the plantings yeah in the weapon in the weapon buffer.

1240

01:55:27.120 --> 01:55:38.520

Joseph Riina, PE, Owner Site Design Consultants 64431: As I said, it would it would all be done on need to be done under the vcs guidance, so they don't have dinner, you know i'm not taking that as a blank check to go in there and just start playing.

1241

01:55:39.750 --> 01:55:44.100

Adam Kaufman: I think we need to explore that and understand what you know what activities, what type of.

1242

01:55:44.100 --> 01:55:45.780

Adam Kaufman: Chemicals are going in.

1243

01:55:47.160 --> 01:55:47.850

Joseph Riina, PE, Owner Site Design Consultants 64431: yeah I mean.

1244

01:55:47.910 --> 01:55:49.320

Joseph Riina, PE, Owner Site Design Consultants 64431: And I think that the.

1245

01:55:49.350 --> 01:55:52.590

Adam Kaufman: Cost of our conservation boards also going to be concerned about that.

1246

01:55:52.890 --> 01:55:56.760

Joseph Riina, PE, Owner Site Design Consultants 64431: yeah I get it and i'm not.

1247

01:55:58.140 --> 01:56:07.980

Joseph Riina, PE, Owner Site Design Consultants 64431: Ignoring that at all, and again like I said it is going to be a control situation you know you know the DC position on agriculture they're very.

1248

01:56:10.230 --> 01:56:11.040

Joseph Riina, PE, Owner Site Design Consultants 64431: they're very.

1249

01:56:12.870 --> 01:56:28.380

Joseph Riina, PE, Owner Site Design Consultants 64431: You know, pro agricultural us so that that car they're in favor of but again it's going to be controlled it's not like we can't we can go in there and do without a permit, so it is going to be a regulated activity as far as they're concerned.

1250

01:56:29.820 --> 01:56:44.850

P Daniel Hollis: it's a regulated area I would respectfully submit that any resolution of approval, whether it's a conservation board or this board be subject to whatever conditions are imposed on us by the Dec and that covers everybody yeah.

1251

01:56:46.620 --> 01:56:55.320

P Daniel Hollis: With regard to the height, that the property slopes from the Bedford banks will road towards the back so that.

1252

01:56:55.860 --> 01:57:02.850

P Daniel Hollis: The House itself will be with compliant with the height of residence in the area, but any of the buildings towards the rear of the property.

1253

01:57:03.420 --> 01:57:19.170

P Daniel Hollis: will be out of sight from the road and from a budding property owners, because there's a lot of screening obviously between the the product, the product that's the be planted there and the trees on the property bordering already.

1254

01:57:28.410 --> 01:57:41.130

Adam Kaufman: So I think I have a question to the planning board, you know what level of detail and understanding of this project, do you need to be able to refer this.

1255

01:57:42.270 --> 01:57:45.180

Adam Kaufman: To provide your recommendation back to the to the town board.

1256

01:57:48.060 --> 01:57:58.890

Christopher Carthy: Well, in mind to understand correctly that basically Mr hollis wants us to make a recommendation back to the town board before we really start going through the site plan.

1257

01:57:59.310 --> 01:57:59.640

Right.

1258

01:58:05.760 --> 01:58:08.520

Larry Ruisi: that's the town board asked us to look at this or.

1259

01:58:09.090 --> 01:58:12.150

Adam Kaufman: Yes, they referred it over to us, I think, in October.

1260

01:58:12.420 --> 01:58:13.290

Larry Ruisi: Okay correct.

1261

01:58:14.580 --> 01:58:26.010

P Daniel Hollis: And, and then he can do special permit amendment that would be granted would be subject to site plan approval and conservation board approval and whatever else a rb I think Adam mentioned as well.

1262

01:58:26.850 --> 01:58:27.960

Adam Kaufman: yeah for any new structure.

1263

01:58:31.140 --> 01:58:32.670

Christopher Carthy: And I moved to town board.

1264

01:58:33.720 --> 01:58:44.040

Christopher Carthy: Will the town board have expected us to have vetted the site plan prior to giving a prior to giving them a recommendation on the special use permit.

1265

01:58:45.390 --> 01:58:52.410

Adam Kaufman: Well, I, I think the operational aspects, yes, the actual design.

1266

01:58:54.210 --> 01:58:55.890

Adam Kaufman: A fully designed site plan, no.

1267

01:58:56.070 --> 01:58:58.260

Christopher Carthy: No Okay, but yeah that makes sense.

1268

01:58:58.500 --> 01:59:01.140

Adam Kaufman: yeah what's happening and how it's happening.

1269

01:59:01.320 --> 01:59:05.010

Christopher Carthy: Yes, yeah yeah that makes sense yeah that makes sense to me.

1270

01:59:06.090 --> 01:59:13.710

Christopher Carthy: So I guess i'll open it up to the board, but I mean, certainly as I recall, reading your memo Adam.

1271

01:59:15.000 --> 01:59:27.480

Christopher Carthy: We talked about the anger, the the the entry and the exit and the proposed retail and the displays is being in the way of how people are going to move in and out of the.

1272

01:59:29.040 --> 01:59:29.760

Christopher Carthy: Facility.

1273

01:59:30.000 --> 01:59:34.530

Adam Kaufman: yeah we just want everyone to be safe, is the real key there.

1274

01:59:34.590 --> 01:59:39.840

Christopher Carthy: And then I guess the other thing we can talk about too is how you know, Dan, how do we.

1275

01:59:42.390 --> 01:59:48.600

Christopher Carthy: You know you're talking about the you know quaint limited retail use, how do we.

1276

01:59:51.120 --> 01:59:58.050

Christopher Carthy: codified quaint in this so that this doesn't become a different kind of retail operation five years from now.

1277

01:59:58.500 --> 02:00:00.900

P Daniel Hollis: yeah hours of operation for.

1278

02:00:00.900 --> 02:00:01.440

sure.

1279

02:00:02.700 --> 02:00:04.200

Adam Kaufman: And we could limit the area.

1280

02:00:04.260 --> 02:00:06.390

Adam Kaufman: right if it's this area.

1281

02:00:06.750 --> 02:00:14.490



P Daniel Hollis: The size alone and that's The next point I was going to make the size alone it's not like hankers used to be down the road.

1282

02:00:15.540 --> 02:00:19.710

P Daniel Hollis: When when that was a farm and not a big mansion development.

1283

02:00:21.360 --> 02:00:33.540

P Daniel Hollis: You know they had the barn and they sold the corn out of the barn and it was traffic in and out in July and August, it was very busy, but here with the limited amount of parking available and the anticipated.

1284

02:00:35.760 --> 02:00:40.050

P Daniel Hollis: Limited menu, so to speak, of things that would be available.

1285

02:00:41.250 --> 02:00:43.950

P Daniel Hollis: I don't see it it's not going to be a destination like.

1286

02:00:45.000 --> 02:00:49.440

P Daniel Hollis: salinger's or or schultz's used to be anything like that.

1287

02:00:51.750 --> 02:00:54.360

P Daniel Hollis: Okay salinger's in North Salem for those that aren't familiar.

1288

02:00:57.390 --> 02:00:58.050

Christopher Carthy: Members.

1289

02:01:04.680 --> 02:01:06.030

Larry Ruisi: Chris I you know.

1290

02:01:08.220 --> 02:01:18.870

Larry Ruisi: Obviously, a lot to be a lot of work to be done on the site plan, but putting that aside, when you just address the operations I off the top of my head don't really have.

1291

02:01:19.950 --> 02:01:34.470

Larry Ruisi: An objection to a small and reasonable retail area provided you know we can satisfy you know, the issue of you know, turning in and getting back on to bang slow road obviously there's other.

1292

02:01:35.220 --> 02:01:42.720

Larry Ruisi: items to be considered in the future the wetlands, the Dec but if we're just looking for broad scope.

1293

02:01:44.250 --> 02:01:54.540

Larry Ruisi: Determination of adding a small retail function to do, mostly wholesale operation, I personally don't have any objections to that.

1294

02:01:54.900 --> 02:02:08.280

Adam Kaufman: Unfortunately Larry it's more complicated than that because right we I think we're gonna have to weigh in on the previous special permit conditions and the proposed conditions, so, if you look at that.

1295

02:02:09.150 --> 02:02:18.030

Adam Kaufman: 1980 permit it soon, despite what was signed the actual special permit the site plan that was signed the special permits, as you couldn't have.

1296

02:02:18.450 --> 02:02:32.760

Adam Kaufman: Any planting areas within 100 feet of the weapons or watercourse I don't remember what words they use, but something to that effect so we're gonna have to you know give some direction back to the town board on on.

1297

02:02:32.910 --> 02:02:38.220

Larry Ruisi: On do you want it, you want to tick through each one of these items on the old social.

1298

02:02:38.760 --> 02:02:40.290

Adam Kaufman: I think man has to I don't.

1299

02:02:40.710 --> 02:02:42.000

Larry Ruisi: know and then determine if.

1300

02:02:42.000 --> 02:02:45.990

Larry Ruisi: The if it's reasonable to change them that that's that's certainly fair.

1301

02:02:46.710 --> 02:02:55.560

P Daniel Hollis: Well, I think I think that's might be part of it, but the bigger part of it is really in my letter, if you get a chance to look at it again, is there are.

1302

02:02:56.010 --> 02:03:15.390

P Daniel Hollis: The criteria, a through F for the grant have a special permit, and I think that that is sort of the roadmap for your response, whether or not you think the plan, as we have presented it to you in an in an overview and an operational.

1303

02:03:16.440 --> 02:03:19.050

P Daniel Hollis: view applies with those.

1304

02:03:20.820 --> 02:03:33.510

P Daniel Hollis: Six conditions, you know the location size of the US nature and and intensity of the operation of the size of the site it just you know we have a big site in relation to it.

1305

02:03:34.440 --> 02:03:45.390

P Daniel Hollis: the height of the buildings operations in connection with any will not be more objectionable more objectionable to nearby properties parking areas will be have adequate size.

1306

02:03:45.750 --> 02:03:58.680

P Daniel Hollis: flood damage prevention and the town board finds that the special permit use will not have a significant adverse effect on the on the environment, those are the criteria that the town Board must consider, then the retail.

1307

02:03:59.700 --> 02:04:11.910

P Daniel Hollis: display is a separate issue, but those six criteria are the criteria under the law that the town board examines the special use permit under then reserving for your authority.

1308

02:04:13.410 --> 02:04:24.660

P Daniel Hollis: Planning board members, the site plan, and then the conservation board it's per view and the architectural review board on the design, but does does the application for the amendment.

1309

02:04:25.380 --> 02:04:33.000

P Daniel Hollis: or the creation of the special permit the first instance matchup favorably with each of those criteria, and in my letter.

1310

02:04:33.360 --> 02:04:48.270

P Daniel Hollis: I go through the each of those criteria point by point, and I said, for it, how I believe that we are compliant and we can satisfy each of those conditions or where, for example, the flood damage provisions they're not applicable here.

1311

02:04:49.530 --> 02:04:50.040

P Daniel Hollis: So.

1312

02:04:51.840 --> 02:04:54.660

P Daniel Hollis: five of the six we comply with the six we don't need to.

1313

02:04:55.830 --> 02:05:12.210

P Daniel Hollis: And, and we also comply with the outdoor display requirement as to its location and the size and the total area for outdoor display so you know we're uncomfortable we match up well with especially a permit I think when we get into.

1314

02:05:13.740 --> 02:05:20.910

P Daniel Hollis: The site plan when we have to talk about things like the plantings and where they are and what type of fertilizing will be.

1315

02:05:23.310 --> 02:05:31.290

P Daniel Hollis: permitted to be used, I think those are issues that will be able to satisfy in discussions with your board Dec conservation board.

1316

02:05:34.710 --> 02:05:45.210

Joseph Riina, PE, Owner Site Design Consultants 64431: hey Adam, I just want to you mentioned about that condition in your original cool about planting in the wetlands, then.

1317

02:05:46.470 --> 02:05:47.070

Joseph Riina, PE, Owner Site Design Consultants 64431: it's.

1318

02:05:48.810 --> 02:05:50.670

Joseph Riina, PE, Owner Site Design Consultants 64431: in conflict with the site plan because.

1319

02:05:51.870 --> 02:05:57.960

Joseph Riina, PE, Owner Site Design Consultants 64431: I know the entire site, the entire sites is played in here so it's something we have to talk about yeah.

1320

02:05:58.170 --> 02:05:59.730

Joseph Riina, PE, Owner Site Design Consultants 64431: I need to know about it right now.

1321

02:05:59.850 --> 02:06:10.890

Adam Kaufman: But yeah I don't agree with that I don't disagree with that that there seems to be inherent conflict between this sign plan and what the town board approved yet and I don't have a good answer.

1322

02:06:11.430 --> 02:06:14.250

Joseph Riina, PE, Owner Site Design Consultants 64431: yeah so anyway, I just want to make a point.

1323

02:06:15.720 --> 02:06:21.360

Christopher Carthy: That i'm don't we have an opportunity to correct all of those site plan conflicts in this application.

1324

02:06:21.360 --> 02:06:33.330

Adam Kaufman: Network sure absolutely you know you know, Dan are you think you are you suggesting that the boards in the position tonight to make that recommendation back to the town board I just.

1325

02:06:33.660 --> 02:06:39.240

P Daniel Hollis: Maybe not tonight, maybe you know you've heard what Joe and I have done a little bit more.

1326

02:06:40.440 --> 02:06:46.470

P Daniel Hollis: letter we come back the next year to your next meeting, and they get the next meeting, you might be in a position to do it.

1327

02:06:47.970 --> 02:06:48.240

Adam Kaufman: But.

1328

02:06:48.300 --> 02:06:49.290

P Daniel Hollis: As I mentioned the.

1329

02:06:51.120 --> 02:07:01.800

P Daniel Hollis: Planning board approval was in the town Board was on June 26 of 1980 and the planning Board was in May of 1980.

1330

02:07:04.410 --> 02:07:06.360

P Daniel Hollis: So I mean it was like touch.

1331

02:07:07.680 --> 02:07:12.060

Adam Kaufman: touch touch or circle back to a couple of things, Dan you know.

1332

02:07:13.080 --> 02:07:23.010

Adam Kaufman: I certainly understand why you don't want a fully designed site plan at this point, but we've we do I think we're going to need to report back.

1333

02:07:23.670 --> 02:07:38.340

Adam Kaufman: To the town board on the operational aspects where things generally are going to go and and and what's happening so I we might need to talk to the conservation Board and the plane we're going to have to have some discussion of what.

1334

02:07:39.390 --> 02:07:41.880

Adam Kaufman: is happening in that wetland and the buffer.

1335

02:07:43.530 --> 02:07:50.430

Adam Kaufman: I think you've answered a bunch of other questions, but you should put pen to paper on like the horse number of horses, you said to.

1336

02:07:51.390 --> 02:07:52.410

P Daniel Hollis: Will committed to.

1337

02:07:52.590 --> 02:08:02.250

Adam Kaufman: Right we're going to talk about the limited area for the retail sales balance being the the wholesale I think it could work on creating.

1338

02:08:02.820 --> 02:08:15.000

Adam Kaufman: A safer area for that retail sales i'm sure you can resolve that but keep that in mind, and how how that's just going to work with cars coming in trucks going out and people milling about.

1339

02:08:17.220 --> 02:08:17.850

Adam Kaufman: So.

1340

02:08:20.340 --> 02:08:21.480

Adam Kaufman: I think that's where we are.

1341

02:08:22.200 --> 02:08:32.430

P Daniel Hollis: And I think I think to if between now and when we come back to you, you take a look at that letter of October 7 and our analysis of the special.

1342

02:08:33.540 --> 02:08:36.780

P Daniel Hollis: Use permit criteria, first I outline it then I.

1343

02:08:37.830 --> 02:08:52.920

P Daniel Hollis: repeat the outline and show how we match up favorably giving given what you know now about the site plan what our plans are, this is the site plan, I mean this is we're not coming in with just the conceptual, this is the site plan that we're going to go.

1344

02:08:54.900 --> 02:08:57.870

P Daniel Hollis: forward with if we get the special permit.

1345

02:09:01.590 --> 02:09:01.830

and

1346

02:09:03.270 --> 02:09:14.580

Adam Kaufman: Alright, well, even if you can get some more detail from the silica about what she's growing, and what that wholesale operation is you know that's just useful, so we have a better understanding.

1347

02:09:16.440 --> 02:09:18.690

P Daniel Hollis: What we're growing for the wholesale operation.

1348

02:09:18.720 --> 02:09:28.590

Adam Kaufman: And what yeah like what what's happening I don't think we need you know specific plant types, but just a better understanding of her operation what she's doing what she does.

1349

02:09:29.610 --> 02:09:29.910

Okay.

1350

02:09:31.650 --> 02:09:36.270

P Daniel Hollis: sort of a business plan, so to speak, of the operation of the.

1351

02:09:36.450 --> 02:09:41.580

Adam Kaufman: Maybe not even that detail just I don't know does she grow flowers evergreens.

1352

02:09:42.630 --> 02:09:43.110

Adam Kaufman: happening.

1353

02:09:43.440 --> 02:09:44.340

yeah both.

1354

02:09:45.420 --> 02:09:49.650  
P Daniel Hollis: perennials and annuals and and shrubbery entries so.

1355  
02:09:51.300 --> 02:09:51.990  
P Daniel Hollis: That you can do that.

1356  
02:09:53.010 --> 02:09:53.850  
Adam Kaufman: yeah okay.

1357  
02:09:53.970 --> 02:09:55.320  
Adam Kaufman: and vegetables yeah just.

1358  
02:09:55.500 --> 02:09:56.070  
Adam Kaufman: Just so.

1359  
02:09:57.870 --> 02:10:00.810  
Adam Kaufman: it's just not all that clear what you know what's happening.

1360  
02:10:01.620 --> 02:10:02.070  
P Daniel Hollis: Okay.

1361  
02:10:02.130 --> 02:10:03.630  
P Daniel Hollis: without limiting it, I mean if you.

1362  
02:10:03.930 --> 02:10:05.250  
Adam Kaufman: know I.

1363  
02:10:06.660 --> 02:10:06.930  
P Daniel Hollis: Do.

1364  
02:10:07.020 --> 02:10:08.790  
Adam Kaufman: I I understand yeah.

1365  
02:10:10.650 --> 02:10:13.680  
Christopher Carthy: Okay, let me do that seasonally going forward.

1366  
02:10:14.100 --> 02:10:15.480  
Roland Baroni - Town Attorney: This is complicated, so the.

1367  
02:10:15.480 --> 02:10:30.510



Christopher Carthy: point of view, we want to make a recommendation back to the town board, we have to review the site plan, we need input to the conservation board it's a lot to digest in the planning board meeting, my question to you, then, and to Dan Hollis is should we set up.

1368

02:10:31.920 --> 02:10:45.000

Christopher Carthy: An hour before planning board meeting like at 6pm to review this application and so that we could literally go over it more detail, without trying to squeeze it in between applications.

1369

02:10:45.300 --> 02:10:46.230

P Daniel Hollis: We started everyone.

1370

02:10:46.500 --> 02:10:47.250

Chairman sure.

1371

02:10:48.570 --> 02:10:51.390

Christopher Carthy: Well, I guess, I you know I just find this.

1372

02:10:51.480 --> 02:10:54.390

Christopher Carthy: This would be complicated, and I would you know.

1373

02:10:54.450 --> 02:10:56.970

Christopher Carthy: I don't mind the input of the other planning board members on.

1374

02:10:56.970 --> 02:10:57.900

Christopher Carthy: That, please.

1375

02:10:58.950 --> 02:11:04.230

Adam Kaufman: So so maybe Christopher we do that with with the conservation or two.

1376

02:11:04.470 --> 02:11:08.520

Christopher Carthy: that's what i'm getting at right bringing CB, and all this and we could just have a.

1377

02:11:10.260 --> 02:11:11.790

Christopher Carthy: Work session of sorts.

1378

02:11:12.840 --> 02:11:15.660

Christopher Carthy: With them to work this out, so that when we.

1379

02:11:16.680 --> 02:11:20.310

Christopher Carthy: Go back to the town board we're going back with our contacts on.

1380

02:11:20.520 --> 02:11:21.630

Adam Kaufman: I think that's a great idea.

1381

02:11:21.690 --> 02:11:21.990

Jane.

1382

02:11:23.640 --> 02:11:24.660

Adam Kaufman: You amenable to that.

1383

02:11:25.620 --> 02:11:26.100

P Daniel Hollis: Yes, sir.

1384

02:11:26.940 --> 02:11:28.140

Adam Kaufman: Nice talking to Jane sorry.

1385

02:11:28.230 --> 02:11:28.410

P Daniel Hollis: Oh.

1386

02:11:28.740 --> 02:11:34.290

JANE BLACK - Conservation Board: Oh yes, I think that's a great idea because it's probably better for involved earlier rather than later.

1387

02:11:34.740 --> 02:11:35.850

Adam Kaufman: Great yeah.

1388

02:11:40.020 --> 02:11:41.130

JANE BLACK - Conservation Board: So what do you want a lot of.

1389

02:11:41.130 --> 02:11:41.460

Time.

1390

02:11:42.840 --> 02:11:44.070

P Daniel Hollis: Is a growing plan.

1391

02:11:47.850 --> 02:11:49.440

P Daniel Hollis: And Adam you'll check on that.

1392

02:11:50.100 --> 02:11:52.230

Adam Kaufman: elite agency yeah.

1393

02:11:52.800 --> 02:11:55.110

P Daniel Hollis: anything other than a growing plan from us.

1394

02:11:56.220 --> 02:12:00.420

Adam Kaufman: yeah I don't even know if that's the right word Dan just a better understanding of what.

1395

02:12:01.860 --> 02:12:02.100

Christopher Carthy: The.

1396

02:12:02.130 --> 02:12:06.120

Christopher Carthy: what's being applied to the ground to what fertilizers, are being used stuff like.

1397

02:12:06.120 --> 02:12:06.420

That.

1398

02:12:08.160 --> 02:12:13.350

Christopher Carthy: Well, I think that's where with Adam is chasing after is how are you growing this.

1399

02:12:13.710 --> 02:12:18.900

Adam Kaufman: that's certainly part of it, yes I think that's a separate question but yes, I have like questions.

1400

02:12:19.650 --> 02:12:20.460

P Daniel Hollis: Okay, to do that.

1401

02:12:21.300 --> 02:12:26.490

Christopher Carthy: The nature and I think the whole entry way needs a little clarification to.

1402

02:12:27.930 --> 02:12:28.140

Christopher Carthy: up.

1403

02:12:28.170 --> 02:12:41.370

Christopher Carthy: To and where the where the food stand is going to be, you know is that I mentioned, where the food stamps going to be, I think

you could work on that trying trying to make that a little a better site plan so that.

1404

02:12:43.530 --> 02:12:47.370

Christopher Carthy: You know I think it's more conducive to what the to what the vision is here.

1405

02:12:47.730 --> 02:12:48.540

Christopher Carthy: It looks like the.

1406

02:12:49.290 --> 02:12:49.830

Christopher Carthy: Go ahead.

1407

02:12:50.220 --> 02:12:52.710

Joseph Riina, PE, Owner Site Design Consultants 64431: No work without him on that offline.

1408

02:12:53.250 --> 02:12:54.300

Christopher Carthy: Okay, fine terrific.

1409

02:12:54.330 --> 02:12:55.350

Joseph Riina, PE, Owner Site Design Consultants 64431: come up with something to do.

1410

02:12:55.350 --> 02:12:57.090

Christopher Carthy: It now right okay.

1411

02:12:59.880 --> 02:13:05.850

P Daniel Hollis: Okay, and so we'll get that information to add them and then we look forward to the invitation to the.

1412

02:13:06.060 --> 02:13:08.490

Christopher Carthy: Work session good good all right, thank you.

1413

02:13:09.330 --> 02:13:10.950

Joseph Riina, PE, Owner Site Design Consultants 64431: I just have one other one other thing.

1414

02:13:12.090 --> 02:13:13.050

Joseph Riina, PE, Owner Site Design Consultants 64431: In Adams.

1415

02:13:14.640 --> 02:13:24.690

Joseph Riina, PE, Owner Site Design Consultants 64431: memo we've talked about you know details of the buildings and an architectural plans and all that that's something we really need to provide this that you really want to.

1416

02:13:25.140 --> 02:13:28.170

Adam Kaufman: I don't think you need to do it necessarily now for the special.

1417

02:13:28.170 --> 02:13:29.310

Adam Kaufman: Permit of less.

1418

02:13:29.820 --> 02:13:32.280

Adam Kaufman: The town board says they really want to see that.

1419

02:13:32.550 --> 02:13:35.340

Adam Kaufman: search site plan we're going to watch that.

1420

02:13:37.500 --> 02:13:44.100

Christopher Carthy: One other we had them before we go for it, I just didn't hear from any of the other board members of the other board members amenable to that content.

1421

02:13:45.630 --> 02:13:48.480

Steven Sauro: Yes, Chris yeah so that's a great idea okay.

1422

02:13:49.830 --> 02:13:50.010

Adam Kaufman: Oh.

1423

02:13:50.160 --> 02:13:50.610

Steven Sauro: I just.

1424

02:13:50.910 --> 02:13:52.410

Adam Kaufman: around here too, by the way.

1425

02:13:53.430 --> 02:13:53.700

Christopher Carthy: me.

1426

02:13:54.030 --> 02:13:55.200

Adam Kaufman: Jeffrey Brown.

1427

02:13:56.400 --> 02:13:58.530

JP Brown: hi i'm here I raise my hand.

1428

02:13:59.550 --> 02:13:59.970

Adam Kaufman: Sorry.

1429

02:14:00.600 --> 02:14:13.920

JP Brown: No that's okay nice to see you again nice to see you all um I just had one question certainly the the entrance and progress is something that is you know have some concern and i'm sure that you guys will figure out a way to make it work.

1430

02:14:15.840 --> 02:14:30.240

JP Brown: Since she is mostly going to use this for a wholesale operation she's not going to grow everything on this site that you'll need for her wholesale operation so, are there any has there been any discussion about.

1431

02:14:31.110 --> 02:14:43.200

JP Brown: Bringing material onto the site in anticipation of then bringing it to her customers, so that there would be large trucks, with a bunch of trees, or anything like that I took just a thought.

1432

02:14:43.950 --> 02:14:59.340

P Daniel Hollis: yeah I mean i'm sure there'll be some of that, just like there was a pound Ridge nursery during its time and other as it wasn't Mariano during when when it was operational at winkler's before it, you know, not everything is grown and in northern westchester that.

1433

02:15:01.080 --> 02:15:01.620

JP Brown: But I think.

1434

02:15:02.400 --> 02:15:03.210

JP Brown: i'm sorry good.

1435

02:15:03.570 --> 02:15:04.680

P Daniel Hollis: Good better.

1436

02:15:04.860 --> 02:15:18.750

JP Brown: No, I would just say this is not something that i'm bringing up as a negative, I just want to make sure that it's something that is considered when the entrance and egress or are considered for teacher time and one last question and then i'll stop talking.

1437

02:15:20.160 --> 02:15:27.450

JP Brown: What is the plan going forward for a public comment is that it's a planning board or is that if the town board because they lead.

1438

02:15:27.480 --> 02:15:28.680

Adam Kaufman: Both both of.

1439

02:15:29.610 --> 02:15:30.450

JP Brown: them yeah.

1440

02:15:30.810 --> 02:15:41.640

P Daniel Hollis: And the the hours of operation of the of the vegetables standard a fruit stand or the honey stand whatever we're going to call it will be different than the.

1441

02:15:42.900 --> 02:15:49.410

P Daniel Hollis: Operation any traffic in and out for the wholesale operation they're not going to be contemporaneous.

1442

02:15:49.710 --> 02:15:51.090

JP Brown: Of course, I understand that.

1443

02:15:52.260 --> 02:15:53.520

JP Brown: But well, thank you, I.

1444

02:15:54.060 --> 02:15:56.310

Christopher Carthy: promise we go, what is your relationship to the.

1445

02:15:56.310 --> 02:15:57.240

Christopher Carthy: Application I didn't.

1446

02:15:57.360 --> 02:16:00.150

JP Brown: Sorry, I didn't get that I get on the live across the street.

1447

02:16:00.240 --> 02:16:02.370

Christopher Carthy: Basic OK OK, I didn't.

1448

02:16:03.030 --> 02:16:15.180

JP Brown: Know i've known i've known the family for three years, so certainly the people, and we, you know, and I don't want my wanting to be at this meeting to be misconstrued as as being negative, so I.

1449

02:16:15.180 --> 02:16:16.320

Christopher Carthy: Just know it won't be there.

1450

02:16:16.620 --> 02:16:21.330

Christopher Carthy: I mean that's why I asked you quite frankly I was presuming that but I wasn't sure so Now I know.

1451

02:16:21.540 --> 02:16:22.320

JP Brown: Okay well.

1452

02:16:23.910 --> 02:16:26.520

JP Brown: thanks again, I appreciate being able to attend.

1453

02:16:27.240 --> 02:16:28.050

P Daniel Hollis: Thank you, Mr Brown.

1454

02:16:28.320 --> 02:16:30.930

JP Brown: Have a great evening you guys i'm going to sign off Thank you.

1455

02:16:31.620 --> 02:16:32.010

P Daniel Hollis: So much.

1456

02:16:33.120 --> 02:16:34.440

P Daniel Hollis: Mr reed and myself.

1457

02:16:35.700 --> 02:16:35.910

P Daniel Hollis: But.

1458

02:16:36.000 --> 02:16:39.360

Christopher Carthy: A board members, the way I see it, we're gonna move forward to a work session is no.

1459

02:16:39.360 --> 02:16:40.740

Christopher Carthy: objection from the board on that.

1460

02:16:40.740 --> 02:16:41.490

Christopher Carthy: Note is there.

1461

02:16:42.660 --> 02:16:45.060

Jim Jensen: No, no, no.

1462

02:16:45.570 --> 02:16:48.990



Christopher Carthy: Okay, thank you alright so Adam I guess.

1463

02:16:49.200 --> 02:16:52.320

Christopher Carthy: I will do is we'll schedule a work session and we'll try to really take this.

1464

02:16:52.320 --> 02:16:56.340

Adam Kaufman: Apart yep Val and I will work on it, for I should say Val will work on.

1465

02:16:57.420 --> 02:16:57.960

Adam Kaufman: scheduling.

1466

02:17:00.240 --> 02:17:01.170

Christopher Carthy: Thank you Valerie.

1467

02:17:01.980 --> 02:17:02.310

P Daniel Hollis: Thank you.

1468

02:17:02.460 --> 02:17:04.560

Christopher Carthy: Thank you and good night, Mr house.

1469

02:17:04.740 --> 02:17:08.010

Adam Kaufman: Well, no, well, we have quite a bit.

1470

02:17:08.250 --> 02:17:10.380

Christopher Carthy: Right that's right that's right, I know that.

1471

02:17:12.630 --> 02:17:14.640

Adam Kaufman: you're ready to move on to seven new King street.

1472

02:17:15.120 --> 02:17:18.750

Joseph Riina, PE, Owner Site Design Consultants 64431: Yes, so i'm going to leave my screen up since.

1473

02:17:20.400 --> 02:17:21.270

Joseph Riina, PE, Owner Site Design Consultants 64431: i'm already there.

1474

02:17:21.810 --> 02:17:27.570

Christopher Carthy: Okay, so the next application before is the seven new King street in reference to the expansion of the warehouses.

1475

02:17:29.100 --> 02:17:29.610

Adam Kaufman: yeah.

1476

02:17:33.420 --> 02:17:48.030

P Daniel Hollis: I really don't have much to say on this other than to introduce the project it's an existing building that we're simply going to square off and there had been you know this was part of 100 club way back in the day, this property and it's.

1477

02:17:48.060 --> 02:17:51.810

Adam Kaufman: really interesting product really yeah I couldn't figure it out, Dan yeah.

1478

02:17:51.960 --> 02:17:54.990

Adam Kaufman: History, which is very strange yeah.

1479

02:17:55.020 --> 02:18:00.720

P Daniel Hollis: that's why there's a residential type building or there, it looks like you know, and if that was like the lodge and.

1480

02:18:02.340 --> 02:18:16.920

P Daniel Hollis: It was an interesting forget the name of it, I actually, but it was a rod and gun club they shoot there, but that was like a clubhouse and the Members would hang out there and then fish, probably in the reservoir but.

1481

02:18:18.030 --> 02:18:26.670

P Daniel Hollis: that's why some of the components are are older and data in that fashion, but you know this is Lord a the Santa marrow families.

1482

02:18:27.510 --> 02:18:45.270

P Daniel Hollis: company that owns and manages real property through the bronx westchester Putnam Dutchess fairfield county quite a number of properties, including properties in the town of North Castle, and so all we want to do is square off an existing.

1483

02:18:46.530 --> 02:18:49.770

P Daniel Hollis: warehouse and improve upon the site and that way.

1484

02:18:50.820 --> 02:19:02.580

P Daniel Hollis: The property has a when we acquired it it came with a drainage easement for the property next door, where the parking structure is sought to be constructed.

1485

02:19:03.600 --> 02:19:08.370

P Daniel Hollis: And Mr knowledge is very anxious that we.

1486

02:19:09.720 --> 02:19:15.360

P Daniel Hollis: Men that drainage, he has meant to meet his purposes we're we're glad to be able to do that, but we're.

1487

02:19:15.600 --> 02:19:29.880

P Daniel Hollis: Not quite able to do until we know how this is all going to work out with the planning board, so I don't want to do something with Mr know that I have to undo in the event that plan, as approved by the board here differs from the one we're submitting.

1488

02:19:31.080 --> 02:19:32.610

P Daniel Hollis: So Jody want to take over.

1489

02:19:33.360 --> 02:19:38.910

Joseph Riina, PE, Owner Site Design Consultants 64431: Sure, so here's a an aerial view of the property so.

1490

02:19:40.650 --> 02:19:41.790

Joseph Riina, PE, Owner Site Design Consultants 64431: yeah, this is the.

1491

02:19:43.200 --> 02:19:45.510

Joseph Riina, PE, Owner Site Design Consultants 64431: protrude for the airport here.

1492

02:19:48.570 --> 02:20:07.590

Joseph Riina, PE, Owner Site Design Consultants 64431: This is the property here, so this is this building here is the headquarters for Lord a, so this is this is their main office, the the site shares and driveway entry, this is the building that we're discussing now.

1493

02:20:10.830 --> 02:20:11.850

Joseph Riina, PE, Owner Site Design Consultants 64431: just go to it.

1494

02:20:14.340 --> 02:20:16.380

Joseph Riina, PE, Owner Site Design Consultants 64431: OK so.

1495

02:20:17.880 --> 02:20:20.400

Joseph Riina, PE, Owner Site Design Consultants 64431: The site, as it exists now.

1496

02:20:25.170 --> 02:20:33.210

Joseph Riina, PE, Owner Site Design Consultants 64431: Again, this is the, this is the main entrance to the property all together it's it's a it's 4.2 acres.

1497

02:20:34.440 --> 02:20:41.370

Joseph Riina, PE, Owner Site Design Consultants 64431: And it extends back to the rough need right away line for 120 on here, excuse me.

1498

02:20:42.870 --> 02:20:59.670

Joseph Riina, PE, Owner Site Design Consultants 64431: So this is the office building, which is their headquarters, when you come into driving split to the left, this is their existing warehouse so as Dan explain they own I don't know Dan did 80 plus different.

1499

02:21:01.020 --> 02:21:04.320

Joseph Riina, PE, Owner Site Design Consultants 64431: pieces of real estate rat westchester county and beyond.

1500

02:21:05.430 --> 02:21:16.350

Joseph Riina, PE, Owner Site Design Consultants 64431: So they use this this building is for storage of all their maintenance fans all their meetings materials and equipment and everything is kept inside that building.

1501

02:21:17.430 --> 02:21:20.100

Joseph Riina, PE, Owner Site Design Consultants 64431: And what they're looking to do is expanded.

1502

02:21:21.660 --> 02:21:25.800

Joseph Riina, PE, Owner Site Design Consultants 64431: The building currently is is set a little over 7200 square feet.

1503

02:21:27.060 --> 02:21:34.050

Joseph Riina, PE, Owner Site Design Consultants 64431: So, as I said, you come in here to the left is parking here, which is used by the main office building there's a.

1504

02:21:35.130 --> 02:21:47.820

Joseph Riina, PE, Owner Site Design Consultants 64431: brook that runs through the property little pond here that, with it, with a little Dan for the discontinuous out, then, has a cross under 684 into the reservoir.

1505

02:21:51.300 --> 02:21:57.660

Joseph Riina, PE, Owner Site Design Consultants 64431: So the driver comes up around the back currently all the vehicles and whatnot and to this end of the building here.

1506

02:21:58.080 --> 02:22:13.290

Joseph Riina, PE, Owner Site Design Consultants 64431: there's underneath the building, there is additional space that they're used these for is a wood shop down there and and storage, the old Hong Kong club building is this structure, right here, which is.

1507

02:22:14.700 --> 02:22:21.570

Joseph Riina, PE, Owner Site Design Consultants 64431: Tees off that that warehouse building there and the proposed.

1508

02:22:23.100 --> 02:22:38.940

Joseph Riina, PE, Owner Site Design Consultants 64431: edition this dashed line here indicates the limit of the proposed edition so it's going to it's going to overtake that that the hunt club building, which would be removed and.

1509

02:22:40.050 --> 02:22:47.670

Joseph Riina, PE, Owner Site Design Consultants 64431: And square off basically the building hitting about 6000 square feet of additional building area.

1510

02:22:52.110 --> 02:22:52.470

Okay.

1511

02:22:53.580 --> 02:23:04.200

Adam Kaufman: So, but at this time, Joe we're gonna really need to understand what what see the floor plans and what this building looks like you know.

1512

02:23:04.320 --> 02:23:06.240

Joseph Riina, PE, Owner Site Design Consultants 64431: that's understood.

1513

02:23:06.570 --> 02:23:15.720

Adam Kaufman: And, and I think the strange issue is what it is a warehouse use permitted here, did you see that damn to do.

1514

02:23:16.050 --> 02:23:18.840

P Daniel Hollis: I did it's very odd.

1515

02:23:18.990 --> 02:23:19.680

Adam Kaufman: very odd.

1516

02:23:21.480 --> 02:23:22.380

P Daniel Hollis: You know the.

1517

02:23:22.680 --> 02:23:32.490

Adam Kaufman: it's not it's not clear that it's the way I read it, it sounds like warehouses only permitted at the airport itself.

1518

02:23:33.510 --> 02:23:48.120

P Daniel Hollis: Well, I think it would be it's a little difficult to to say that the warehouse would be an in Congress use when there's going to be several hundred feet away from the that building parking structure for 800 cars, so I don't think.

1519

02:23:48.480 --> 02:23:51.000

Adam Kaufman: Yes, except that's an explicit permitted use.

1520

02:23:51.870 --> 02:23:53.370

Adam Kaufman: And I understand the point.

1521

02:23:53.820 --> 02:23:54.720

P Daniel Hollis: But building.

1522

02:23:54.750 --> 02:23:55.950

P Daniel Hollis: The warehouse has been there.

1523

02:23:56.160 --> 02:24:08.190

P Daniel Hollis: I the warehouses there, and you know, perhaps an expansion of a prior non conforming use then because that warehouse us has been there since we acquired the property I think in.

1524

02:24:09.270 --> 02:24:11.520

P Daniel Hollis: 2000 and.

1525

02:24:15.840 --> 02:24:17.730

P Daniel Hollis: I understand seven or eight maybe.

1526

02:24:18.810 --> 02:24:19.140

So.

1527

02:24:21.000 --> 02:24:22.680  
Adam Kaufman: Roland can should weigh in.

1528  
02:24:23.940 --> 02:24:31.290  
Roland Baroni - Town Attorney: That doesn't necessarily make it illegal not good for us just because it was 2000 whatever.

1529  
02:24:32.220 --> 02:24:36.060  
Roland Baroni - Town Attorney: But it was a warehouse before there was a zoning code.

1530  
02:24:37.230 --> 02:24:39.120  
Roland Baroni - Town Attorney: What was it before your client bought it.

1531  
02:24:40.470 --> 02:24:40.710  
Roland Baroni - Town Attorney: Just.

1532  
02:24:42.690 --> 02:24:47.760  
P Daniel Hollis: better off had it is some sort of a warehouse attended to his real estate.

1533  
02:24:49.110 --> 02:24:49.680  
P Daniel Hollis: endeavors.

1534  
02:24:51.600 --> 02:24:58.680  
Roland Baroni - Town Attorney: To you know get get an affidavit to that effect and how far back did he own it you got you'll have to prove that out.

1535  
02:24:59.400 --> 02:25:02.280  
P Daniel Hollis: You know, and what a boy about CEOs for that building, I mean.

1536  
02:25:04.170 --> 02:25:10.500  
Roland Baroni - Town Attorney: You know you will you know as well as if it was issued in appropriately it's not it's not going to help you right.

1537  
02:25:10.980 --> 02:25:18.150  
Adam Kaufman: I you know another point is this is an industrial district it's odd not to have warehouse as a permitted.

1538  
02:25:18.420 --> 02:25:27.450

Adam Kaufman: Principle using an industrial district, I wonder if it's worth having a conversation with the town board as to whether we should make a warehouse use permitted in the.

1539

02:25:27.660 --> 02:25:29.130

Adam Kaufman: Limited district yeah.

1540

02:25:29.160 --> 02:25:34.170

Adam Kaufman: yeah I mean I don't have a plan and reason as to why would it be honest.

1541

02:25:34.530 --> 02:25:44.880

Christopher Carthy: I agree with that Adam I think the fact that the applicant even has to consider this it's a little silly and I think the we should straighten it out from now now one going forward as well.

1542

02:25:45.420 --> 02:25:46.920

Adam Kaufman: Well, we can't straighten it out.

1543

02:25:46.950 --> 02:25:49.650

Christopher Carthy: No, I don't mean that we are by we I mean the boards.

1544

02:25:49.740 --> 02:25:54.930

Christopher Carthy: Should stretch it out that the IMP double a zoning district does include the warehouse you.

1545

02:25:54.960 --> 02:25:57.480

Christopher Carthy: yeah just make sense I.

1546

02:25:57.630 --> 02:25:58.680

Adam Kaufman: agree, I agree.

1547

02:25:58.710 --> 02:26:04.710

Christopher Carthy: And is here anywhere else in North Castle at this point we're an Ind a zoning district does include a warehouses.

1548

02:26:05.280 --> 02:26:22.290

Adam Kaufman: Well, the I n da is only on new King street, there are some districts elsewhere, the IND a district in North white plains, certainly that permits warehouses, then there are other other industrial district, and also permit warehouses, like the poi and the really.

1549

02:26:23.460 --> 02:26:29.700



Christopher Carthy: Difficult what is the procedure to bring this to the town board to basically amend that zoning district.

1550

02:26:29.940 --> 02:26:43.170

P Daniel Hollis: By I write a letter in the form of a petition to amend the zoning to make a warehouse it permitted us and we have the criteria for the warehouse hatch the criteria for our for our warehouse.

1551

02:26:44.070 --> 02:26:46.320

P Daniel Hollis: and see if they like it yeah.

1552

02:26:47.100 --> 02:26:52.230

Christopher Carthy: I think that makes sense, Dan i'm in rolling doesn't that make sense to clean it up that way.

1553

02:26:52.830 --> 02:26:55.050

Roland Baroni - Town Attorney: yeah makes a lot of sense okay.

1554

02:26:55.500 --> 02:27:02.640

Adam Kaufman: Okay, all right, and then you, Sir letter a letter from the planning board supporting this would be helpful as well.

1555

02:27:03.030 --> 02:27:11.640

P Daniel Hollis: Well they're required to refer to you for a recommendation after I submit the letter so i'll submit, something we have to draft a petition that.

1556

02:27:12.330 --> 02:27:26.370

P Daniel Hollis: Joe and I will work on that Joe will have to help me a lot to you know get the criteria that we want to have for the warehouse us because we're going to tailor it to your out of your tell me if you think you want it to be greater.

1557

02:27:26.850 --> 02:27:27.120

P Daniel Hollis: than where.

1558

02:27:27.780 --> 02:27:34.740

Adam Kaufman: I think we were just make it a permitted use in the district okay it's a standard use that we would see in an adult.

1559

02:27:35.610 --> 02:27:37.500

P Daniel Hollis: That makes it simple then okay.

1560

02:27:39.000 --> 02:27:39.840  
P Daniel Hollis: we'll get on that.

1561  
02:27:40.200 --> 02:27:56.250  
Christopher Carthy: Mr hollis I want to make I want to ask a question which is you you're mentioning that you wanted to match up with you're doing, whereas, why do we have to do that why can't we just make it a permitted use and then let the planning board deal with it from a site plan.

1562  
02:27:57.120 --> 02:27:58.500  
Adam Kaufman: What we just left yeah.

1563  
02:27:58.770 --> 02:28:02.910  
P Daniel Hollis: yeah we will that we're just Adam and I were just saying we will.

1564  
02:28:04.230 --> 02:28:13.980  
P Daniel Hollis: And you know, this is one of the properties that is on bottled water because of what the contamination and the PS away from the from the airport so.

1565  
02:28:17.280 --> 02:28:23.190  
P Daniel Hollis: there's a lot going on here I guess the litigation over the parking structure has come to an end.

1566  
02:28:24.330 --> 02:28:25.200  
and correct.

1567  
02:28:27.030 --> 02:28:38.250  
Roland Baroni - Town Attorney: Yes, and we did form of water district out on that car door and the county is busy putting together construction contract and they're going to bring the water to each of these properties.

1568  
02:28:39.600 --> 02:28:42.540  
P Daniel Hollis: i'm told by the end of the year, hopefully, will be hooked into that.

1569  
02:28:42.990 --> 02:28:44.100  
Roland Baroni - Town Attorney: I don't think so.

1570  
02:28:45.360 --> 02:28:46.290  
P Daniel Hollis: Because the data.

1571

02:28:46.320 --> 02:28:48.630

Roland Baroni - Town Attorney: The end of the end of 23.

1572

02:28:49.530 --> 02:29:03.750

P Daniel Hollis: Okay health department popped in today and we're complaining that would we didn't have enough signs up saying use bottled water when you know that the only people in there are staff and visitors and we get when I go there, Joe goes there we get a bottle of water.

1573

02:29:05.400 --> 02:29:08.700

P Daniel Hollis: But thank you that's good input from the board and.

1574

02:29:09.720 --> 02:29:12.570

P Daniel Hollis: we'll we'll follow that that advice it.

1575

02:29:12.600 --> 02:29:16.530

P Daniel Hollis: simplifies things because it takes the zoning board out of the layout.

1576

02:29:16.770 --> 02:29:22.470

Adam Kaufman: I think that's the way to go, and then I have some comments you know just review my memo about.

1577

02:29:23.130 --> 02:29:39.510

Adam Kaufman: quantifying love a parking required that should include the existing office building it didn't look like it did, and some other you know after quantify the wetland buffer disturbance have a mitigation plan talk to the conservation board all all of those items as well.

1578

02:29:39.930 --> 02:29:40.440

Okay.

1579

02:29:42.330 --> 02:29:45.510

Joseph Riina, PE, Owner Site Design Consultants 64431: One other thing I just want to point out real quick that.

1580

02:29:47.070 --> 02:29:52.740

Joseph Riina, PE, Owner Site Design Consultants 64431: Just so that everyone is clear on clear and understand his current this is, this is the.

1581

02:29:53.880 --> 02:30:01.050

Joseph Riina, PE, Owner Site Design Consultants 64431: dream of jeannie that Dan is talking about that says trying on the back of the property currently this.

1582

02:30:02.490 --> 02:30:04.740

Joseph Riina, PE, Owner Site Design Consultants 64431: The use of the property.

1583

02:30:06.000 --> 02:30:11.250

Joseph Riina, PE, Owner Site Design Consultants 64431: extends into that drainage easement and it's going to be eliminated as part of this site plan approval.

1584

02:30:11.850 --> 02:30:21.030

Joseph Riina, PE, Owner Site Design Consultants 64431: I only bring that to that to your attention because the building inspector inquired about that, so I just want everybody to know that that's part of this that that that is going to be.

1585

02:30:22.320 --> 02:30:25.020

Joseph Riina, PE, Owner Site Design Consultants 64431: removed okay okay.

1586

02:30:28.770 --> 02:30:32.370

Roland Baroni - Town Attorney: that's why I said, who said drainage easement in favor of.

1587

02:30:33.480 --> 02:30:33.990

Adam Kaufman: Like a.

1588

02:30:34.200 --> 02:30:36.090

P Daniel Hollis: parking lot building.

1589

02:30:38.520 --> 02:30:40.860

Roland Baroni - Town Attorney: So rob how's it being replace.

1590

02:30:41.370 --> 02:30:41.850

P Daniel Hollis: Pardon me.

1591

02:30:42.570 --> 02:30:43.980

Roland Baroni - Town Attorney: How are you replacing it.

1592

02:30:44.850 --> 02:30:49.590

P Daniel Hollis: But because of the what Mr nala got approved over there, there needs to be.

1593

02:30:51.960 --> 02:30:59.100

P Daniel Hollis: Control and retention, we have we're gonna have retention basin on our property to I think if you look at all that, when he was in front of you.

1594

02:30:59.130 --> 02:30:59.430

P Daniel Hollis: yeah.

1595

02:31:00.060 --> 02:31:01.830

Roland Baroni - Town Attorney: So no longer necessary.

1596

02:31:02.910 --> 02:31:04.020

Adam Kaufman: it's necessary.

1597

02:31:04.920 --> 02:31:07.410

Roland Baroni - Town Attorney: No, I mean the easement no longer necessary.

1598

02:31:07.680 --> 02:31:08.070

Now.

1599

02:31:09.090 --> 02:31:10.080

Adam Kaufman: Based on over there.

1600

02:31:10.260 --> 02:31:10.710

Roland Baroni - Town Attorney: yeah.

1601

02:31:11.430 --> 02:31:16.800

P Daniel Hollis: Well, we have an agreement with him he's going to maintain it they're going to pay for the the easement.

1602

02:31:18.060 --> 02:31:33.090

P Daniel Hollis: on an annual basis and make sure that that's maintained, you know, because we have the dp to to deal with, and if there's any thing that migrates from that property on to our property and then the weekends ago reservoir we we don't want to take the rap for that.

1603

02:31:33.420 --> 02:31:40.590

Adam Kaufman: But Dan 11 new kingstree is asking to change the dimensions is that what you said earlier.

1604

02:31:42.390 --> 02:31:45.300

P Daniel Hollis: Allegedly was approved during their approval process.

1605

02:31:45.720 --> 02:31:51.540

Adam Kaufman: No, no, no, no, I thought you were stating that something needs to be amended, is that.

1606

02:31:51.720 --> 02:31:53.010

P Daniel Hollis: Not the drainage he's been.

1607

02:31:53.310 --> 02:32:02.310

P Daniel Hollis: As it is, has been approved for 11 new King street has this site plan doesn't reflect it as of yet.

1608

02:32:02.610 --> 02:32:03.780

Adam Kaufman: Ah, now I understand.

1609

02:32:03.840 --> 02:32:04.650

Roland Baroni - Town Attorney: Oh okay.

1610

02:32:05.370 --> 02:32:06.630

Adam Kaufman: Thank you Okay, but.

1611

02:32:08.430 --> 02:32:08.730

P Daniel Hollis: God.

1612

02:32:10.020 --> 02:32:14.310

Adam Kaufman: OK so sure so shall we move on to 428 yeah.

1613

02:32:14.700 --> 02:32:18.030

P Daniel Hollis: Let me just move some files around, if I might you know.

1614

02:32:19.140 --> 02:32:21.780

Christopher Carthy: The Board members you guys need a two minute break does anyone needs.

1615

02:32:26.010 --> 02:32:29.070

Jim Jensen: grab a drink of water quick that's okay yeah.

1616

02:32:29.430 --> 02:32:35.040

Christopher Carthy: let's just take a two minute break now let's just take a two minute break very one once you get up and stretch for a minute.

1617

02:32:35.370 --> 02:32:36.030

Jim Jensen: And then.

1618

02:32:36.240 --> 02:32:39.570

Christopher Carthy: You know, which is two minutes they'll fix your files Dan.

1619

02:32:40.260 --> 02:32:42.300

P Daniel Hollis: Effects stand up, though.

1620

02:32:43.500 --> 02:32:45.510

P Daniel Hollis: My new Neil little stretch.

1621

02:35:09.510 --> 02:35:10.290

Christopher Carthy: Thank you, Jim.

1622

02:35:13.980 --> 02:35:14.610

Christopher Carthy: Is back.

1623

02:35:27.150 --> 02:35:27.600

Christopher Carthy: Okay.

1624

02:35:29.850 --> 02:35:31.830

Christopher Carthy: we're waiting for the rest of the board to get back.

1625

02:35:33.030 --> 02:35:33.510

P Daniel Hollis: From.

1626

02:35:40.620 --> 02:35:41.700

Christopher Carthy: larry's back.

1627

02:35:43.710 --> 02:35:45.090

Christopher Carthy: James gene is blank Pack.

1628

02:35:49.560 --> 02:35:50.610

Christopher Carthy: michael's back.

1629

02:35:51.720 --> 02:35:53.700

Michael Pollack: are working now, because this is have fun.

1630

02:35:54.270 --> 02:35:54.780

yeah.

1631

02:35:59.850 --> 02:36:05.100

Christopher Carthy: Steve is back Okay, I think we got the board back we're waiting for Valerie, but we can.

1632

02:36:06.960 --> 02:36:09.270

Christopher Carthy: We can move forward, I think bow way back in the moment.

1633

02:36:18.780 --> 02:36:19.500

Christopher Carthy: Valerie.

1634

02:36:29.490 --> 02:36:34.560

Christopher Carthy: So Adam the next application before this is for 28 436 Main Street.

1635

02:36:36.810 --> 02:36:38.190

Christopher Carthy: you're on mute Adam.

1636

02:36:38.940 --> 02:36:39.450

Adam Kaufman: Yes.

1637

02:36:39.480 --> 02:36:40.680

Christopher Carthy: Correct yeah okay.

1638

02:36:45.960 --> 02:36:46.650

Adam Kaufman: Should we start.

1639

02:36:46.980 --> 02:36:47.790

Christopher Carthy: Yes, please.

1640

02:36:47.820 --> 02:36:51.720

Adam Kaufman: Okay, so the main issue here, this is a very.

1641

02:36:52.860 --> 02:36:56.520

Adam Kaufman: Old and historic property not landmarked or anything but.



1642

02:36:58.350 --> 02:37:01.560

Adam Kaufman: It was subject to a variance.

1643

02:37:03.240 --> 02:37:05.040

Adam Kaufman: I don't remember what year that was damn.

1644

02:37:05.430 --> 02:37:08.760

P Daniel Hollis: 1996 December of 1996 right.

1645

02:37:08.790 --> 02:37:09.630

Adam Kaufman: For parking.

1646

02:37:11.130 --> 02:37:24.990

Adam Kaufman: And it's dan's position that that was a blanket approval variants and whatever uses now and going into the future, have been granted and off street parking various.

1647

02:37:26.430 --> 02:37:27.450

Adam Kaufman: I had a conversation with.

1648

02:37:27.480 --> 02:37:28.080

Adam Kaufman: rolling.

1649

02:37:28.320 --> 02:37:29.220

Adam Kaufman: i'm not sure.

1650

02:37:30.780 --> 02:37:36.300

Adam Kaufman: He and I agree with that interpretation and I don't know Roland you want to take over.

1651

02:37:36.660 --> 02:37:37.470

For door.

1652

02:37:39.300 --> 02:37:45.510

Roland Baroni - Town Attorney: You know, in my dealings with the zoning board they always have acted on a.

1653

02:37:47.550 --> 02:38:05.310

Roland Baroni - Town Attorney: site specific basis where there's a specific application in front of them, and it just doesn't make any sense to me and Dan and I have had this conversation that and any variance that the zoning board would have issued for parking.

1654

02:38:06.450 --> 02:38:12.060

Roland Baroni - Town Attorney: would have been a blanket variance for any use all the way into the future forever.

1655

02:38:13.200 --> 02:38:23.400

Roland Baroni - Town Attorney: they're always reacting to something that's being proposed and i'm quite confident that that was the instance back then, and although the resolution.

1656

02:38:24.180 --> 02:38:35.760

Roland Baroni - Town Attorney: That Dan is relying on may be lacking in its in its wording, I just don't think it's a reliable indicator what the zoning board would have done would have intended.

1657

02:38:36.840 --> 02:38:46.530

Roland Baroni - Town Attorney: Now, I suppose, Dan could go directly to the zoning board, we could get them there with an interpretation from the building inspector, and he could appeal it.

1658

02:38:46.980 --> 02:38:54.600

Roland Baroni - Town Attorney: And he could ask today's zoning board what they think the prior zoning board might have done, but I kind of think that's a waste of time.

1659

02:38:55.020 --> 02:39:04.800

Roland Baroni - Town Attorney: And Dan would be better off just going back to the zoning board and getting whatever additional parking variance he might need now for whatever it is it's being proposed.

1660

02:39:05.910 --> 02:39:10.860

Christopher Carthy: yeah I agree, why is this coming up, by the way, what triggered this.

1661

02:39:11.190 --> 02:39:16.410

P Daniel Hollis: Well, what triggered it is that we've had a series of.

1662

02:39:17.460 --> 02:39:27.720

P Daniel Hollis: situations, the most recent one that I can think of that was really impactful to me was there is a hairdresser Mr musan I think his name was who.

1663

02:39:28.830 --> 02:39:29.430

P Daniel Hollis: Mr.

1664

02:39:30.600 --> 02:39:36.420

P Daniel Hollis: Patrick bliss and I had to deal with in another venue on a number of occasions, but.

1665

02:39:38.010 --> 02:39:44.340

P Daniel Hollis: He left and we had another hair salon coming in, like used to like use in the building department.

1666

02:39:44.700 --> 02:39:53.910

P Daniel Hollis: considered it a change of use and I didn't have enough parking so we we lost the tenant and that's happened a few times now I hate to go a lawyer Lee.

1667

02:39:54.480 --> 02:40:07.680

P Daniel Hollis: With my learned colleague and friend, Richard peroni and Adam but they the language of that resolution is the language of the resolution and it's in an exhibit to my October 7 letter I must been busy that week.

1668

02:40:09.570 --> 02:40:13.680

P Daniel Hollis: 2021 because not only do I include the resolution.

1669

02:40:15.060 --> 02:40:15.930

P Daniel Hollis: Which is.

1670

02:40:17.730 --> 02:40:19.560

P Daniel Hollis: Pretty definitive in that.

1671

02:40:21.720 --> 02:40:30.300

P Daniel Hollis: In what it says, but then I also include the Minutes and on page five of the Minutes of a Member, Mr nagle at the time.

1672

02:40:32.280 --> 02:40:36.690

P Daniel Hollis: made the motion and i'll quote from the motion, I would like to make a motion.

1673

02:40:36.690 --> 02:40:39.720

P Daniel Hollis: Because of the pre existing non conforming nature of the building.

1674

02:40:39.750 --> 02:40:45.510

P Daniel Hollis: Point number one because this building went back to 1953 Mr de de Santo had a.

1675

02:40:45.510 --> 02:40:48.090

P Daniel Hollis: liquor store there and then Mr Dean.

1676

02:40:49.110 --> 02:40:59.400

P Daniel Hollis: had some number of businesses there but going back to the quote because of the pre existing non conforming nature of the building, I think you have a very difficult situation and there's a benefit of the.

1677

02:40:59.430 --> 02:41:01.950

P Daniel Hollis: To the applicant clearly outweighs the detriment of the.

1678

02:41:01.950 --> 02:41:11.070

P Daniel Hollis: Community the various is substantial, but that is somewhat ameliorated by the pre existing nature of the situation, increase density is a problem.

1679

02:41:11.340 --> 02:41:28.530

P Daniel Hollis: But it's ameliorated by the pre existing nonconformity now Mr o'neill was the lawyer for the property owner at that time, but in the resolution itself it specifically said that there is no no park on at the site which is.

1680

02:41:28.590 --> 02:41:37.020

P Daniel Hollis: Which is true there's a we can match up and what would our deficiency be Joe if we had to go to the zoning board.

1681

02:41:38.220 --> 02:41:40.110

P Daniel Hollis: I don't recall off the top of my head right now.

1682

02:41:40.320 --> 02:41:41.910

Joseph Riina, PE, Owner Site Design Consultants 64431: I mean right now.

1683

02:41:43.260 --> 02:41:44.340

Joseph Riina, PE, Owner Site Design Consultants 64431: This code is the.

1684

02:41:46.380 --> 02:41:48.180

Joseph Riina, PE, Owner Site Design Consultants 64431: To the table, we had set up here.

1685

02:41:55.110 --> 02:42:03.330

Joseph Riina, PE, Owner Site Design Consultants 64431: So we're counting we're counting this into this we're counting that we require 20 parking spaces.

1686

02:42:04.470 --> 02:42:16.080

Joseph Riina, PE, Owner Site Design Consultants 64431: And in our count, we are adding there's 13 onsite spaces and then we're counting the seven street parking spaces that are in front of.

1687

02:42:17.160 --> 02:42:21.270

Joseph Riina, PE, Owner Site Design Consultants 64431: The front of the building, which brings us up to the record.

1688

02:42:22.950 --> 02:42:23.100

I.

1689

02:42:24.180 --> 02:42:31.980

Adam Kaufman: don't know that, because you can't count the I mean that's almost irrelevant right I get rolling and I am saying, Dan.

1690

02:42:33.030 --> 02:42:44.580

Adam Kaufman: Is you need to calculate what were the uses and the off street parking requirement when that variant was issued what was that.

1691

02:42:45.900 --> 02:42:46.740

Adam Kaufman: Follow me and you.

1692

02:42:47.310 --> 02:42:50.490

P Daniel Hollis: know and then that was all spelled out in the in.

1693

02:42:50.490 --> 02:42:50.760

Roland Baroni - Town Attorney: The.

1694

02:42:51.150 --> 02:42:53.880

P Daniel Hollis: In the variance they use is there were.

1695

02:42:55.740 --> 02:42:56.430

P Daniel Hollis: Often office.

1696

02:42:56.820 --> 02:42:59.400

P Daniel Hollis: And apartment above.

1697

02:42:59.580 --> 02:43:10.110

Adam Kaufman: Well that's what i'm saying so, how does that compare to what you're proposing now if it's the same number, then I don't think there's an issue it's if it's more intense that's we've got to set that that.

1698

02:43:10.560 --> 02:43:11.190

Roland Baroni - Town Attorney: No, no.

1699

02:43:11.700 --> 02:43:24.090

Roland Baroni - Town Attorney: it's only it's only an issue Dan if what you're requesting now is more than what the uses were at the time that the 1996 variants was grants.

1700

02:43:24.090 --> 02:43:30.510

P Daniel Hollis: Actually, let me, let me just put on my lawyer hat for another free moment to go to the resolution.

1701

02:43:31.050 --> 02:43:41.820

P Daniel Hollis: And itself, which says and quote if it was going to allow a change of use very premises, which has no parking not a deficiency, but no parking.

1702

02:43:42.120 --> 02:43:50.310

P Daniel Hollis: So the zoning board at that time recognize that this property, no matter what the mix of uses his can support.

1703

02:43:50.820 --> 02:44:01.950

P Daniel Hollis: Provide rather adequate parking on a formula leg basis, and so I think that, but the reason I made made this submission is, I think that it's an extra step to go to a zoning board.

1704

02:44:02.250 --> 02:44:09.630

P Daniel Hollis: which could have an unpredictable outcome and I don't think it's within the jurisdiction of the planning board to.

1705

02:44:10.650 --> 02:44:11.040

P Daniel Hollis: You know.

1706

02:44:12.210 --> 02:44:13.770

P Daniel Hollis: appeal, so to speak, and amanda.

1707

02:44:15.270 --> 02:44:21.270

Roland Baroni - Town Attorney: Dan didn't you just say though it didn't do just say that you had you had 13 spaces on site.

1708

02:44:22.200 --> 02:44:23.010

P Daniel Hollis: yeah we do.

1709

02:44:23.670 --> 02:44:25.230

Roland Baroni - Town Attorney: Well then, you didn't have zero.

1710

02:44:25.440 --> 02:44:27.090

P Daniel Hollis: No well I think what Mr.

1711

02:44:27.210 --> 02:44:31.770

P Daniel Hollis: nagle and then zoning board Chairman we're saying is that there was.

1712

02:44:33.150 --> 02:44:37.620

P Daniel Hollis: There was inadequate parking to support the mix of uses there that's what they were saying.

1713

02:44:38.520 --> 02:44:39.780

Roland Baroni - Town Attorney: No, I don't think so.

1714

02:44:39.840 --> 02:45:00.660

Adam Kaufman: Dan look at that site plan they're probably actually zero because you can't back in and out of those spaces and not go on to someone else's property follow and that backup file number years not big enough so and you can't count the spaces on on the street so let's assume it's zero.

1715

02:45:00.990 --> 02:45:03.360

Adam Kaufman: Okay, but it was.

1716

02:45:04.500 --> 02:45:11.490

Adam Kaufman: You still got a variance for X number of spaces, which constituted the mix of uses at that time right.

1717

02:45:12.210 --> 02:45:13.140

P Daniel Hollis: And they read aloud.

1718

02:45:13.440 --> 02:45:16.890

P Daniel Hollis: Island on the number, the resolution is silent on the number of.

1719

02:45:16.920 --> 02:45:27.270

Adam Kaufman: I get it, but that it doesn't make any sense right, so you can't today now and establish uses that are significantly more intense than what it was a 96 is authorized that.

1720

02:45:27.960 --> 02:45:32.310

P Daniel Hollis: I actually I Robert Dean, whose family owned that property.

1721

02:45:33.960 --> 02:45:48.840

P Daniel Hollis: was kind enough to provide me with a appraisal of May of 1996 for the property prepared for yonkers savings and loan by an appraiser out of yonkers and in that appraisal.

1722

02:45:49.110 --> 02:45:51.450

P Daniel Hollis: He sets forth what the mix of uses our.

1723

02:45:54.660 --> 02:45:57.990

P Daniel Hollis: dean's andina Dean and Richard Lowry on the property.

1724

02:45:58.800 --> 02:46:00.300

Roland Baroni - Town Attorney: Right so.

1725

02:46:00.630 --> 02:46:05.070

Adam Kaufman: So can't we set that number as what the variance permitted.

1726

02:46:05.910 --> 02:46:09.510

P Daniel Hollis: Well, I variants made no reference to the appraisal, but I.

1727

02:46:09.840 --> 02:46:11.160

P Daniel Hollis: The the appraisals.

1728

02:46:12.150 --> 02:46:14.400

P Daniel Hollis: Seven months before the variance so that.

1729

02:46:14.670 --> 02:46:18.720

P Daniel Hollis: uses I would respectfully submit to be pretty much the same.

1730

02:46:18.780 --> 02:46:19.380



Adam Kaufman: I would agree.

1731

02:46:19.470 --> 02:46:32.940

Roland Baroni - Town Attorney: Okay, so all you need to do, I think, is figure out what the variances were for those uses plus whatever Mr o'Neill was trying to get approved at the time.

1732

02:46:34.320 --> 02:46:41.310

Roland Baroni - Town Attorney: And that becomes the very the extent of the variants that was granted and that, if the use you're proposing today.

1733

02:46:41.970 --> 02:46:54.990

Roland Baroni - Town Attorney: upset to a greater number, then you need to go back to the zoning board for the delta for the difference if it doesn't if you have if you're covered, then you don't need to go to the zoning board.

1734

02:46:55.770 --> 02:47:08.790

P Daniel Hollis: All right, what i'm gonna do is i'm going to submit that i'm going to submit the appraisal, along with a recent my letter and you can and because it's important to look at the resolution and the appraisal together.

1735

02:47:10.410 --> 02:47:10.830

P Daniel Hollis: Right.

1736

02:47:11.310 --> 02:47:21.090

Adam Kaufman: yeah and I think that makes sense and then for the planning board let's say what the mix of uses here a similar or the same as what it was a 96, then you can adopt the site.

1737

02:47:21.090 --> 02:47:21.480

Roland Baroni - Town Attorney: plan.

1738

02:47:21.720 --> 02:47:30.150

Adam Kaufman: And reference that variance and then the building departments, going to be happy and that's definitely an appropriate way to move forward in my opinion and.

1739

02:47:30.360 --> 02:47:34.500

P Daniel Hollis: And Bob Dean just got this to me when the last you just found this in the last couple of weeks.

1740

02:47:34.650 --> 02:47:36.690

Adam Kaufman: All right, that's great I think that would be helpful.

1741

02:47:37.200 --> 02:47:37.500

Okay.

1742

02:47:38.760 --> 02:47:39.300

Adam Kaufman: Page now.

1743

02:47:39.750 --> 02:47:51.780

Christopher Carthy: dan's gonna come back to us with a schedule that shows the uses when the when the CPA approved the variance he'll show us a schedule the uses and it'll show us a schedule the instance that he's proposing today.

1744

02:47:52.590 --> 02:47:55.170

P Daniel Hollis: Right Joe has the users, I think we have.

1745

02:47:59.700 --> 02:47:59.970

Adam Kaufman: I think.

1746

02:48:00.150 --> 02:48:01.680

P Daniel Hollis: Joe I just ends by letters.

1747

02:48:01.680 --> 02:48:02.370

Adam Kaufman: Related to your.

1748

02:48:03.450 --> 02:48:06.420

P Daniel Hollis: Existing uses my letter of October seven.

1749

02:48:07.620 --> 02:48:11.790

P Daniel Hollis: If you take a look at that the exhibit number on that was.

1750

02:48:13.110 --> 02:48:14.520

Roland Baroni - Town Attorney: 20 spaces 20.

1751

02:48:15.540 --> 02:48:15.810

Christopher Carthy: Right.

1752

02:48:15.870 --> 02:48:22.590

Adam Kaufman: But total existing should be zero, and there should be some reference to that de BA various.

1753

02:48:22.890 --> 02:48:27.120

Roland Baroni - Town Attorney: What is it that you're proposing your claims proposing for the bacon spaces.

1754

02:48:28.830 --> 02:48:29.820

Adam Kaufman: We have sort of retail.

1755

02:48:30.420 --> 02:48:31.230

P Daniel Hollis: Retail.

1756

02:48:31.620 --> 02:48:32.970

Roland Baroni - Town Attorney: it's all we do okay.

1757

02:48:35.340 --> 02:48:38.580

Roland Baroni - Town Attorney: I thought at one point I had heard that it was a restaurant.

1758

02:48:39.480 --> 02:48:42.450

P Daniel Hollis: Well, there was a hamburger guy that wanted to go in there, but.

1759

02:48:43.740 --> 02:48:51.480

Adam Kaufman: No, and I was talking to you Roland about what what dan's view what the implication could be.

1760

02:48:51.750 --> 02:48:53.220

Right yeah right.

1761

02:48:55.320 --> 02:48:58.350

P Daniel Hollis: yeah I think the this appraisal will help.

1762

02:48:58.770 --> 02:49:02.640

P Daniel Hollis: yeah narrow the focus a little bit, I think.

1763

02:49:04.170 --> 02:49:04.650

Adam Kaufman: Okay.

1764

02:49:04.740 --> 02:49:05.550

P Daniel Hollis: Sorry, to.

1765

02:49:06.900 --> 02:49:15.330

P Daniel Hollis: take up so much time on this, but I think it's an important issue will help the approval process by your board Mr chairman and members of the planning board when we get to.

1766

02:49:15.420 --> 02:49:16.770

Adam Kaufman: That info yeah I agree.

1767

02:49:17.160 --> 02:49:20.370

Christopher Carthy: Dan I think we move forward on this we've got something to work with.

1768

02:49:20.910 --> 02:49:21.990

Christopher Carthy: We have a benchmark.

1769

02:49:23.400 --> 02:49:27.720

P Daniel Hollis: Thanks so much Joe do you have anything did I leave anything out Mr INA.

1770

02:49:28.170 --> 02:49:30.000

Joseph Riina, PE, Owner Site Design Consultants 64431: don't know good.

1771

02:49:33.240 --> 02:49:34.290

Christopher Carthy: Good I gentlemen.

1772

02:49:36.180 --> 02:49:36.360

Joseph Riina, PE, Owner Site Design Consultants 64431: Thank.

1773

02:49:36.780 --> 02:49:41.490

Christopher Carthy: God, so the next application before us is 20 minus river road.

1774

02:49:46.230 --> 02:49:48.660

Christopher Carthy: was here, this is on the scenic road.

1775

02:49:50.220 --> 02:49:51.420

Christopher Carthy: This is in reference to the scenic.

1776

02:50:15.570 --> 02:50:17.040

Adam Kaufman: Okay pete are you with us.

1777

02:50:18.060 --> 02:50:18.420

Peter J. Gregory, P.E. - Provident Design Engineering: i'm here.

1778

02:50:18.900 --> 02:50:23.430

Adam Kaufman: Okay, do you want to take the board true what's being proposed.

1779

02:50:26.580 --> 02:50:26.880

Great.

1780

02:50:29.040 --> 02:50:30.870

Adam Kaufman: We have john here to great.

1781

02:50:31.410 --> 02:50:32.430

John Needham: yeah good, good evening.

1782

02:50:33.900 --> 02:50:34.800

John Needham: john need to bear.

1783

02:50:36.690 --> 02:50:37.200

Christopher Carthy: john.

1784

02:50:44.220 --> 02:50:45.960

Christopher Carthy: pete a minute set up.

1785

02:50:46.530 --> 02:50:48.870

Christopher Carthy: Sure, this is not your first time before the board right.

1786

02:50:50.850 --> 02:50:51.180

John Needham: Now.

1787

02:50:52.500 --> 02:50:52.830

John Needham: Right.

1788

02:50:52.890 --> 02:51:08.880

John Needham: We we live at 14 minus river road and we came to you and and we come before you because we're at a scenic road scape road and we built a barn on our our House last year, which you approved, we appreciate that.

1789

02:51:09.240 --> 02:51:09.930

John Needham: Remember that.

1790

02:51:10.170 --> 02:51:12.720

John Needham: back because we bought the House next door to us.

1791

02:51:13.140 --> 02:51:30.060

John Needham: Years ago, which was built in 1972 and we're looking to renovate the House so after 50 years it'll be the first time it's been renovated and we'd like to add a small pool to it, so we have submitted pretty thorough plans, which we hope.

1792

02:51:31.320 --> 02:51:34.170

John Needham: You know adequately convey what we're hoping to do.

1793

02:51:35.370 --> 02:51:47.820

John Needham: we've reviewed the memo written by the town Adam, thank you for that as well as the town engineer, and it all looks very reasonable to us so tonight.

1794

02:51:48.540 --> 02:51:56.280

John Needham: Knowing the hours late we're happy to take you through as much of the plan as would be helpful, or simply to answer any questions you may have and.

1795

02:51:58.020 --> 02:51:59.910

John Needham: Let us know what we can do to make this as.

1796

02:52:00.030 --> 02:52:01.470

Christopher Carthy: easy to take us through the plan.

1797

02:52:02.220 --> 02:52:02.970

Christopher Carthy: I think okay.

1798

02:52:03.990 --> 02:52:07.170

John Needham: Okay i'll just stop screen share and.

1799

02:52:08.340 --> 02:52:13.770

John Needham: i'll do a fast walk through it, and please stop me if you have any questions, but, as I mentioned.

1800

02:52:14.940 --> 02:52:29.100

John Needham: This is 20 minus river road, and we are, in summary, looking to renovate the House we're actually going to make the footprint we're going to work within the existing footprint and we're going to make it a little bit smaller.

1801

02:52:30.540 --> 02:52:33.510

John Needham: It will reduce the footprint by about 10%.

1802

02:52:35.010 --> 02:52:47.490

John Needham: it's it has always been a four bedroom house, we will keep it a four bedroom house and we're looking to add a small pool 12 foot by 20 foot, with a cabana accessory building.

1803

02:52:49.260 --> 02:53:04.290

John Needham: We brought in a wetlands consultant to mark the wetlands, so that we could make sure that the pool was built completely clear of the both the wetlands and the wetlands buffer and any steep slopes and.

1804

02:53:05.520 --> 02:53:18.210

John Needham: So that's the overview here's a visual which shows you from the south that's what the House currently looks like and on the bottom, you see what we're proposing to do.

1805

02:53:20.880 --> 02:53:27.090

John Needham: If you look at it from the from the North and that's a photo I took a couple of weeks ago in the snow.

1806

02:53:28.830 --> 02:53:34.620

John Needham: You know it's not a major change to the existing and again we're working within the existing footprint.

1807

02:53:39.000 --> 02:53:54.690

John Needham: the height of the House will be increased by about four feet in total, if you look on the far right side, this is looking from the South, you can see that it's always had a second floor we're moving the second floor over to the West.

1808

02:53:55.710 --> 02:54:00.450

John Needham: So it'll it'll be basically a very similar profile, but more attractive looking.

1809

02:54:02.850 --> 02:54:05.670

John Needham: And that's an overview of the footprint so.

1810

02:54:07.110 --> 02:54:09.840

John Needham: In red you see the existing foundation.

1811

02:54:10.980 --> 02:54:13.500

John Needham: In the shaded color you see what we're.

1812

02:54:14.640 --> 02:54:26.400

John Needham: What we're hoping to do what we're proposing to do, and then on the far left you see the pool and the pool house the shaded color shows the footprint for the pool house.

1813

02:54:28.980 --> 02:54:32.520

John Needham: And that's a look at the what the pool House will look like.

1814

02:54:33.990 --> 02:54:34.590

John Needham: Small.

1815

02:54:37.590 --> 02:54:50.130

John Needham: I think that that kind of does it there's a lot more supporting documentation and pete Gregory has done a great job of putting together a just, this is, these are the statistics, so you can see that in total.

1816

02:54:51.600 --> 02:55:12.960

John Needham: The existing square footage is about 3500 we're going to take that up marginally 99 feed, so a small increase in the square footage the Foundation side goes down by 10% number of bedrooms stays the same as I mentioned, and the pool house is going to be 276 square feet.

1817

02:55:16.350 --> 02:55:16.890

John Needham: So.

1818

02:55:20.730 --> 02:55:23.880

John Needham: let's see, we have a whole landscaping plan.

1819

02:55:25.290 --> 02:55:27.900

John Needham: I don't think I need to take you through all the details of that.

1820

02:55:29.070 --> 02:55:32.280

John Needham: And then we have a site plan which pete Gregory could speak to.



1821

02:55:33.480 --> 02:55:34.380

John Needham: So I would.

1822

02:55:35.550 --> 02:55:38.760

John Needham: open to questions or turn it over to pete if if that would be useful.

1823

02:55:40.260 --> 02:55:44.970

Christopher Carthy: The Board members i'm opening the one let's why don't we turn it over to Peter and then we'll ask you questions.

1824

02:55:49.140 --> 02:55:49.650

Peter J. Gregory, P.E. - Provident Design Engineering: So.

1825

02:55:51.720 --> 02:55:53.490

Peter J. Gregory, P.E. - Provident Design Engineering: As john had mentioned.

1826

02:55:54.930 --> 02:56:13.890

Peter J. Gregory, P.E. - Provident Design Engineering: The renovation that's going to take place to the existing dwelling for the most part that work will be limited and contained to that area that we've outlined, there is a stone masonry wall that lines, the perimeter of the building.

1827

02:56:15.270 --> 02:56:28.410

Peter J. Gregory, P.E. - Provident Design Engineering: And a lot of that activity and disturbance will be limited to that upper area and be would be preserving and not disturbing any of the area down hell of that it almost sits on top of all know.

1828

02:56:30.000 --> 02:56:34.410

Peter J. Gregory, P.E. - Provident Design Engineering: That surrounded by the wetlands and partially located within the wetland buffer.

1829

02:56:35.760 --> 02:56:47.400

Peter J. Gregory, P.E. - Provident Design Engineering: The pool area is located just what would be a guest to the east and the rear of to the rear of the House of this, I guess, would be the eastern side behind the garage, which is currently a lawn area.

1830

02:56:49.260 --> 02:56:55.530

Peter J. Gregory, P.E. - Provident Design Engineering: That location has been determined to be outside of a.

1831

02:56:56.580 --> 02:57:09.240

Peter J. Gregory, P.E. - Provident Design Engineering: Not only the wetland buffer limit but also some steep slopes designated slope areas that are located just adjacent to that we are keeping all of the activity outside of those areas.

1832

02:57:10.410 --> 02:57:19.320

Peter J. Gregory, P.E. - Provident Design Engineering: For stormwater mitigation we found an area located just downhill of the pool area there's a plateaued area that we're going to be investigating.

1833

02:57:20.010 --> 02:57:30.780

Peter J. Gregory, P.E. - Provident Design Engineering: To mitigate any runoff from that new impervious surfaces associated with the terrorists, a cabana and have an opportunity to treat that prior to it being discharged.

1834

02:57:31.770 --> 02:57:41.970

Peter J. Gregory, P.E. - Provident Design Engineering: onto the rear of the property as John mentioned the plan is also to remove 12 trees around the vicinity of the cabana and the pool.

1835

02:57:42.480 --> 02:57:57.720

Peter J. Gregory, P.E. - Provident Design Engineering: And also there's several trees that are located within the buffer that right now we're indicating to be removed, but, if possible, we may be considered even pruning those trees to help with some of the sunlight to the rear of the House and to the pool area.

1836

02:57:59.340 --> 02:58:15.510

Peter J. Gregory, P.E. - Provident Design Engineering: In addition to this work we're also looking to replace the overhead electrical service that's running from Atlantis river road to the front of the House, and that would be relocated underground following the driveway up to the House.

1837

02:58:16.710 --> 02:58:27.360

Peter J. Gregory, P.E. - Provident Design Engineering: It would be located in create some disturbance within the buffer area, there is a slight little impact to that wetland along the front property line.

1838

02:58:27.960 --> 02:58:41.820

Peter J. Gregory, P.E. - Provident Design Engineering: But as part of the mitigation plan, we will quantify a disturbance to wetlands disturbance to the buffer and develop that buffer mitigation plan that we can discuss.

1839

02:58:42.870 --> 02:58:47.910

Peter J. Gregory, P.E. - Provident Design Engineering: In the future, once we have a good idea of the area that we need to designate for that.

1840

02:58:49.500 --> 02:58:55.110

Peter J. Gregory, P.E. - Provident Design Engineering: We are looking to go to the westchester county health department as john mentioned we're not looking to increase any of the betters.

1841

02:58:55.680 --> 02:59:11.220

Peter J. Gregory, P.E. - Provident Design Engineering: The existing well and septic are located, to the north side of the House, and we are looking to do this work in a way, where we do not disturb either the well the septic in gaining access to the rear of the car to construct the pool and the cabana.

1842

02:59:13.410 --> 02:59:18.960

Christopher Carthy: He, why do you need to go to the health department is it because of the cabana they just want to double check it or.

1843

02:59:19.470 --> 02:59:19.980

Christopher Carthy: that's correct.

1844

02:59:20.010 --> 02:59:28.140

Peter J. Gregory, P.E. - Provident Design Engineering: What we'd be looking to do is connect any plumbing from the cabana into the existing septic system and also health department.

1845

02:59:28.800 --> 02:59:44.820

Peter J. Gregory, P.E. - Provident Design Engineering: review the floor plans verify that it was originally constructed as a four bedroom which are documented and indicates, and have green that there they don't want have any objection to the renovation, to the phone or the connection of the cabana into the desert.

1846

02:59:45.990 --> 02:59:46.710

Christopher Carthy: understood.

1847

02:59:51.270 --> 02:59:52.800

Christopher Carthy: Okay anything else, Peter.

1848

02:59:54.210 --> 02:59:56.370

Peter J. Gregory, P.E. - Provident Design Engineering: I think that covers it for now okay.

1849

02:59:57.270 --> 03:00:02.430

Christopher Carthy: Well, well fantastic site board members or anything you want to add.

1850

03:00:06.960 --> 03:00:13.890

Jim Jensen: A question for me, Jim oh just it's before the planning board only because it's along the stork road.

1851

03:00:14.310 --> 03:00:16.320

Jim Jensen: One would assume so Jim crow yes.

1852

03:00:16.380 --> 03:00:21.240

Adam Kaufman: yeah that's correct the size of the addition triggered this coming to the board.

1853

03:00:22.140 --> 03:00:29.730

Jim Jensen: But it's not it's like over 300 feedback from the street so we've really is it is it even visible from the.

1854

03:00:31.830 --> 03:00:32.220

Jim Jensen: scene.

1855

03:00:33.000 --> 03:00:35.880

Adam Kaufman: it's not really it's not impactful.

1856

03:00:36.540 --> 03:00:36.990

Right.

1857

03:00:38.100 --> 03:00:41.640

Jim Jensen: into this it's the same footprint is Mr meet him and said all right.

1858

03:00:44.100 --> 03:00:51.090

Christopher Carthy: john, what do you see when you don't have those walls you're not going to disturb you're not going to knock down those walls in order to build that house.

1859

03:00:51.900 --> 03:00:52.380

yeah.

1860

03:00:54.630 --> 03:00:56.430

John Needham: So let me just go back to the.

1861

03:00:56.550 --> 03:00:59.220

Christopher Carthy: What is what is the height of those walls, roughly speaking.

1862

03:01:00.570 --> 03:01:03.690

John Needham: Okay, so I think you're talking about the big retaining wall.

1863

03:01:04.260 --> 03:01:05.130

Yes.

1864

03:01:06.630 --> 03:01:09.060

John Needham: So, if you look right in here.

1865

03:01:10.710 --> 03:01:12.030

John Needham: This is from the south.

1866

03:01:13.440 --> 03:01:32.160

John Needham: There is a retaining wall which was built in 1972 and a porch there and we're not going to touch that we're going to leave that exactly as it is we're going to you know do a little more landscaping in front of it, but basically we don't want to disturb anything over there.

1867

03:01:35.580 --> 03:01:37.050

John Needham: And then.

1868

03:01:38.130 --> 03:01:38.460

Christopher Carthy: draw on the.

1869

03:01:39.360 --> 03:01:46.170

John Needham: wall here on the North side and we're gonna we're gonna take that down during construction and rebuild it.

1870

03:01:46.590 --> 03:01:48.990

Christopher Carthy: hmm Johnson ask you is.

1871

03:01:50.940 --> 03:02:00.930

Christopher Carthy: Is there some advantage to you in renovating that wall replacing that wall now from a structural point of view, is there

any reason to be aware, Peter, is there any reason to be concerned about the.

1872

03:02:02.040 --> 03:02:04.440

Christopher Carthy: The structural integrity of that wall right now.

1873

03:02:06.210 --> 03:02:07.470

John Needham: The one in the back in.

1874

03:02:07.500 --> 03:02:08.250

John Needham: This one.

1875

03:02:08.550 --> 03:02:09.150

Yes.

1876

03:02:12.420 --> 03:02:15.900

John Needham: Well that's a good question we'll we'll have a structural engineer.

1877

03:02:17.400 --> 03:02:18.420

John Needham: Take a look at that.

1878

03:02:20.340 --> 03:02:22.410

John Needham: You know it's it's built like a brick.

1879

03:02:23.430 --> 03:02:31.980

John Needham: Whatever I mean it's a pretty solid thing so but i'd say you raise a good point, we should look at that, as well as the entire foundation.

1880

03:02:32.160 --> 03:02:33.270

Christopher Carthy: yeah I just feel like.

1881

03:02:33.540 --> 03:02:44.730

Christopher Carthy: This would be the time to look at that, as opposed to just thinking you know for site plan will be I don't think the driver here should be your site plan review, I think the driver should be what's in your best interests.

1882

03:02:45.930 --> 03:02:46.380

You know.

1883

03:02:49.650 --> 03:02:52.500

Christopher Carthy: All right, anyway, any anybody else want to add anything.

1884

03:02:53.040 --> 03:02:54.540

Michael Pollack: yeah I wanted to add one thing.

1885

03:02:54.870 --> 03:02:55.260

Christopher Carthy: hmm.

1886

03:02:56.010 --> 03:03:05.190

Michael Pollack: I just wanted to be clear that the location of the pool we're considering it to be in the backyard.

1887

03:03:07.440 --> 03:03:21.600

Michael Pollack: The House is in between my anus river road and the pool the House is set on the lot off to the side, and you know kind of sideways if you see how the.

1888

03:03:22.560 --> 03:03:38.880

Michael Pollack: house is configured but the front of the House, relative to the driveway right has the pool off to the side of the House, but relative to the road the pool is clearly in the rear of the House.

1889

03:03:38.940 --> 03:03:53.070

Michael Pollack: Correct that we had this issue on another application on the roadway we're having the pool in the side yard was an issue but I don't see that here for those reasons.

1890

03:03:53.280 --> 03:04:03.510

Adam Kaufman: And I just and also Michael that the relationship between the activity area and the road is completely different in this situation.

1891

03:04:03.810 --> 03:04:07.500

Michael Pollack: Right, so I just wanted to be clear there we're all seeing it that way.

1892

03:04:07.770 --> 03:04:08.790

Adam Kaufman: Yes, yes.

1893

03:04:09.150 --> 03:04:14.370

Adam Kaufman: Okay there, the location of the pool is not going to have a negative impact on the scenic route.

1894

03:04:14.820 --> 03:04:16.830

Michael Pollack: Right Okay, thank you.

1895

03:04:17.400 --> 03:04:18.210

Christopher Carthy: Thank you, Michael.

1896

03:04:20.910 --> 03:04:23.670

Christopher Carthy: So what's The next step for Mr needham.

1897

03:04:24.510 --> 03:04:37.770

Adam Kaufman: Well, he needs to go to the ARV for the House changes and I guess technically the applicant will need to get a weapons permit for the underground utilities.

1898

03:04:38.220 --> 03:04:42.330

Adam Kaufman: Right, so that means well, there are a couple ways, you could determine that it's.

1899

03:04:43.590 --> 03:04:54.210

Adam Kaufman: A minor permit and have it processed administratively through the town engineer or a regular wetlands permit, which would require.

1900

03:04:55.530 --> 03:04:57.420

Adam Kaufman: referral to the conservation board.

1901

03:04:58.470 --> 03:04:58.650

Christopher Carthy: and

1902

03:04:58.680 --> 03:05:07.260

Christopher Carthy: Jane typically when we see utilities coming to a property, we would consider that you know not substantial, are you on that page.

1903

03:05:08.070 --> 03:05:17.370

JANE BLACK - Conservation Board: Yes, I am I would consider this pretty minor administrative it's only the channel for the electrical wires and has nothing to do with the pool or the development so.

1904

03:05:17.430 --> 03:05:18.360

Christopher Carthy: Running right.

1905



03:05:18.390 --> 03:05:19.170  
Christopher Carthy: Thank you Jane.

1906  
03:05:19.260 --> 03:05:29.400  
Adam Kaufman: If you go that route, you would we would know in our resolution that you've determined this to be a minor project, and then the applicant can get an administrative weapons permit from the town engineer.

1907  
03:05:29.700 --> 03:05:33.030  
Christopher Carthy: Right going I think we're on that page.

1908  
03:05:33.240 --> 03:05:38.310  
Christopher Carthy: Now so Adam I think the next thing here, this is a public notice, is it not.

1909  
03:05:39.450 --> 03:05:41.040  
Adam Kaufman: After he goes to the IRB.

1910  
03:05:41.820 --> 03:05:43.080  
Christopher Carthy: Okay right okay.

1911  
03:05:43.470 --> 03:05:45.990  
Adam Kaufman: So time he comes, it can be for the.

1912  
03:05:47.520 --> 03:05:48.510  
Adam Kaufman: For the hearing.

1913  
03:05:48.990 --> 03:05:49.440  
Christopher Carthy: Right.

1914  
03:05:49.710 --> 03:05:50.430  
Adam Kaufman: To Thomas street.

1915  
03:05:51.690 --> 03:05:54.510  
Adam Kaufman: scenic road and for a draft resolution.

1916  
03:05:54.570 --> 03:05:57.180  
Christopher Carthy: Right Okay, so I think unless the.

1917  
03:05:57.180 --> 03:05:59.520

Christopher Carthy: board has any objection, we should set it up that way.

1918

03:06:04.860 --> 03:06:06.000

Christopher Carthy: Go ahead board members.

1919

03:06:07.080 --> 03:06:07.560

Steven Sauro: agreed.

1920

03:06:08.250 --> 03:06:08.790

Okay.

1921

03:06:19.980 --> 03:06:21.360

Adam Kaufman: Questions Peter john.

1922

03:06:25.170 --> 03:06:28.620

Christopher Carthy: For this to need them, do you plan on living here, are you doing this for.

1923

03:06:28.680 --> 03:06:29.550

Your amusement.

1924

03:06:31.860 --> 03:06:32.280

John Needham: well.

1925

03:06:33.720 --> 03:06:36.540

John Needham: You know it's possible we may live there someday.

1926

03:06:37.740 --> 03:06:50.460

John Needham: part of what we're trying to do here is that this this House is in our view shed from our turn house, and so what we'd like to do is renovated, in a way that's aesthetically very attractive.

1927

03:06:51.660 --> 03:07:09.570

John Needham: Put the pool in a place that is well located it's out of the wetlands buffer it's it's in a good site that isn't going to monitor the view from above, and just make sure it's done right and eventually we may decide to move in there, we that's an option for us, we also have.

1928

03:07:11.040 --> 03:07:15.000

John Needham: Three daughters and we have no idea what will happen with them so we'll see.

1929

03:07:16.710 --> 03:07:17.940

John Needham: Your concern what is.

1930

03:07:18.510 --> 03:07:24.480

John Needham: The one thing i'd like to just add is my thanks you all work very hard, and we really appreciate.

1931

03:07:25.050 --> 03:07:37.530

John Needham: Your thorough review of this we're trying to do it very responsibly and we look forward to working with the conservation Board and the IRB and coming back to you for the public hearing and do course to love to get this through, so thank.

1932

03:07:37.530 --> 03:07:41.790

Adam Kaufman: Yes, but but john I hope you appreciate you're not going to need to go to the conservation board.

1933

03:07:41.940 --> 03:07:43.260

John Needham: Right okay.

1934

03:07:44.040 --> 03:07:49.290

Adam Kaufman: So you'll just get an administrative weapons permit directly from the town engineer given out my day just.

1935

03:07:49.590 --> 03:07:50.790

Christopher Carthy: crazy yeah.

1936

03:07:51.240 --> 03:07:54.660

Christopher Carthy: that's great, but I will tell the board you set your regards.

1937

03:07:57.480 --> 03:07:57.810

Adam Kaufman: alright.

1938

03:07:59.280 --> 03:08:00.450

Christopher Carthy: So we'll see you next time.

1939

03:08:01.170 --> 03:08:02.010

John Needham: Great Thank you.

1940

03:08:02.130 --> 03:08:02.790

Excellent.

1941

03:08:04.260 --> 03:08:04.680

John Needham: good night.

1942

03:08:05.310 --> 03:08:05.610

Adam Kaufman: good night.

1943

03:08:09.060 --> 03:08:22.800

Christopher Carthy: Alright, so not next now, I say this is the oh my gosh it's not even penultimate it's the it's actually a word for that when something's third ultimate it's not penultimate it's like semi penultimate.

1944

03:08:23.940 --> 03:08:28.200

Christopher Carthy: that's the third to last and that's the summer club is up next.

1945

03:08:51.870 --> 03:08:52.080

hey.

1946

03:08:54.510 --> 03:09:00.120

Adam Kaufman: mark and Paul Is anyone else coming can right Kenny Anderson America.

1947

03:09:02.400 --> 03:09:03.870

Mark Weingarten: Can and also rich grant off.

1948

03:09:06.300 --> 03:09:07.320

Adam Kaufman: I don't see him here.

1949

03:09:08.250 --> 03:09:11.340

Mark Weingarten: Okay he's not there that's fine I thought he was joining as well.

1950

03:09:15.810 --> 03:09:19.620

Adam Kaufman: Okay, I think i've got everyone if I missing anyone just let me know.

1951

03:09:21.180 --> 03:09:22.680

Paul Sysak: Everyone, good evening.

1952

03:09:24.180 --> 03:09:24.480

Christopher Carthy: Good evening.

1953

03:09:27.120 --> 03:09:27.390

Paul Sysak: How are you.

1954

03:09:30.480 --> 03:09:31.770

Christopher Carthy: doing well, thanks.

1955

03:09:34.590 --> 03:09:35.520

Christopher Carthy: for joining us tonight.

1956

03:09:36.210 --> 03:09:36.810

gotcha.

1957

03:09:38.430 --> 03:09:40.350

jeffrey mendell: Good evening everybody you guys a night out.

1958

03:09:48.990 --> 03:09:50.430

Adam Kaufman: Okay, who wants to start.

1959

03:09:52.890 --> 03:09:54.990

Mark Weingarten: With your permission, Mr Chairman, I will do so.

1960

03:09:55.470 --> 03:10:02.100

Mark Weingarten: Please, good evening mark weingarten partner it they'll belt and Alan weingarten wise and we'd occur.

1961

03:10:02.760 --> 03:10:11.940

Mark Weingarten: My pleasure to represent the summit club partners llc and connection with its requests per site plans wetlands sleep slope and tree removal.

1962

03:10:12.420 --> 03:10:16.950

Mark Weingarten: permits for the property formerly known as Prince would country club and now renamed something club.

1963

03:10:17.460 --> 03:10:22.560

Mark Weingarten: As you all know, the site plan submission request approval for the residential component of the summit club.

1964

03:10:23.010 --> 03:10:33.810

Mark Weingarten: which consists of 73 residential units, seven of which are a FF H units various melodies tennis court tennis courts requisite parking in a gate house.

1965

03:10:34.470 --> 03:10:44.970

Mark Weingarten: For the record, i'm joined by Jeff mendell the principal at summit club partners Ken Anderson of grant or fact architects and fall systemic change car engineers.

1966

03:10:45.510 --> 03:10:54.210

Mark Weingarten: i'll skip the history of the application is you've heard it many times before what we're hoping to do this evening is to narrow the issues remaining to move towards.

1967

03:10:54.570 --> 03:11:05.910

Mark Weingarten: A swift approval of the residential component of this project, thanks to the help of your board the club opened and operated successfully on a limited basis, last year, it looks forward to a very successful.

1968

03:11:07.530 --> 03:11:15.480

Mark Weingarten: Tonight we will be responding to the issues raised by your border or last need at your last meeting, as well as the comments of your professionals in the interim.

1969

03:11:16.470 --> 03:11:33.420

Mark Weingarten: Just summarizing the highlights of the presentation you'll see in a moment from our architect and engineer, we have eliminated the seventh building originally intended to how's the ffa units and will now include those units in the sixth plan buildings.

1970

03:11:34.920 --> 03:11:45.720

Mark Weingarten: And I see the share the screen share those ffa units will comply with the code, so when you see the red line that's the building that's no longer going to be part of the plan, we will.

1971

03:11:48.060 --> 03:11:58.710

Mark Weingarten: be finding a it just to make it clear, it is still our intention that these units will be located off site, we need permission for that that is our plan, but.

1972

03:11:59.490 --> 03:12:07.350

Mark Weingarten: In the event that those that cannot be met, we will be putting them now in the existing structures that you see before you.

1973

03:12:08.310 --> 03:12:18.630

Mark Weingarten: We will also be eliminating the roadway, which is a concern in the planning memo that we receive this week, as we no longer need it with the building not there.

1974

03:12:19.140 --> 03:12:30.780

Mark Weingarten: We may need some rough rough outline of a road for construction and construction parking etc we'll get to that, but we do not need the permanent road there at the stage of what our what our plans are.

1975

03:12:31.290 --> 03:12:43.290

Mark Weingarten: We have also revised the plan to include only one club house building, which is on the golf course lot and we have eliminated the separate amenities building, which was shown on the residential lot.

1976

03:12:44.220 --> 03:12:51.810

Mark Weingarten: Now please keep in mind that the site plan which is before you only applies to the residential lot and not the golf course lot.

1977

03:12:52.470 --> 03:12:58.980

Mark Weingarten: We have shown you the future plans on the golf course lot to eliminate any uncertainty, so that you know what our full plans are.

1978

03:12:59.460 --> 03:13:05.460

Mark Weingarten: And now that we have developed the plans for the clubhouse as well as for the guests cottage is what you're seeing for the first time.

1979

03:13:05.850 --> 03:13:15.210

Mark Weingarten: We will be submitting a separate site plan application for those improvements so again you'll recall, we have two lakhs we have the residential lot the golf course lot.

1980

03:13:15.570 --> 03:13:32.670

Mark Weingarten: We are showing what's before you is the site play in here for the residential lot you're only having now the six buildings, not the seven we're eliminating the roadway, and that is what is before you, currently, but we will have another application that will be proceeding soon.

1981

03:13:33.390 --> 03:13:37.080

Adam Kaufman: All right, mark mark, do you mind if I interrupt for a second that.

1982

03:13:37.290 --> 03:13:38.280

Mark Weingarten: go right ahead sure.

1983

03:13:38.310 --> 03:13:41.520

Adam Kaufman: Thanks great news that answers a lot of my questions too so.

1984

03:13:42.000 --> 03:13:42.300

Mark Weingarten: So.

1985

03:13:42.330 --> 03:13:43.290

Mark Weingarten: We were hoping so.

1986

03:13:43.680 --> 03:13:45.210

Adam Kaufman: yeah so all of the.

1987

03:13:46.410 --> 03:13:53.880

Adam Kaufman: golf club comments or information you're providing for informational purposes, at this point that that.

1988

03:13:53.940 --> 03:13:54.540

Mark Weingarten: Correct yes.

1989

03:13:54.780 --> 03:13:57.090

Adam Kaufman: We did there I just didn't understand what.

1990

03:13:57.900 --> 03:13:58.590

Adam Kaufman: What you were doing.

1991

03:13:58.740 --> 03:14:02.100

Mark Weingarten: Okay, I get I get it at him and that's why I wanted to start off.

1992

03:14:02.100 --> 03:14:05.160

Adam Kaufman: tonight and explain at least my memo.

1993

03:14:05.940 --> 03:14:12.810

Adam Kaufman: The majority of comments really dealt with the club aspects to how that was going to operate and.

1994



03:14:13.740 --> 03:14:32.580

Adam Kaufman: Not didn't I didn't have that many comments left on the residential the most significant comments have been addressed, but on this new plan with the elimination of the fish seventh building and that roadway that's great news i'm really glad to hear that.

1995

03:14:34.110 --> 03:14:42.510

Adam Kaufman: In terms of next steps, what when is the amenity building slash club House being built as a part of the.

1996

03:14:42.510 --> 03:14:43.110

Adam Kaufman: Resolution.

1997

03:14:43.170 --> 03:14:46.380

Mark Weingarten: portion let let let let, let us go through it with you and.

1998

03:14:46.680 --> 03:14:55.170

Mark Weingarten: Sorry, you will talk you through not a problem, but again, our plan was to start to was to eliminate issues, I think we have a plan to do that.

1999

03:14:55.560 --> 03:15:11.220

Mark Weingarten: And i'd like to just go through and and show it to you and I think we'll move forward, as you know, we will have future work to do with perform with respect to the golf course lot, but so just again bearing with us the the the other highlights of what we're doing is that.

2000

03:15:12.870 --> 03:15:22.860

Mark Weingarten: As I mentioned, we have the two locks we're going to have the the clubhouse now has shifted a bit will show you where it is it's going to require us to move the subdivision line.

2001

03:15:23.280 --> 03:15:33.120

Mark Weingarten: So there will also be a subdivision amendment, essentially, we will we be shifting the line we're going to talk to roll in as to whether it requires a full subdivision application.

2002

03:15:33.360 --> 03:15:42.360

Mark Weingarten: or because it's simply a shift that can be handled administratively will have that discussion, but we know that we are moving the line, so we will show you that not to any great extent.

2003

03:15:42.630 --> 03:15:51.720

Mark Weingarten: But we're going to make sure that all of the golf course manatees the clubhouse etc is all on one lot and that the residential is, on the other, portion without the amenities building this has been.

2004

03:15:52.020 --> 03:15:57.510

Mark Weingarten: it's becoming less complicated, so we will go through that with you as well, when we put the second application in.

2005

03:15:59.160 --> 03:15:59.940

Mark Weingarten: In addition.

2006

03:16:01.500 --> 03:16:09.120

Mark Weingarten: One thing that we do have an issue with as far as the comments from the planning memo is we are going to continue to request that the planning board.

2007

03:16:09.390 --> 03:16:21.000

Mark Weingarten: That we are permitted to have our accessory parking lot our overflow parking lot within the buffer area I will mention, for the purposes from a legal purpose.

2008

03:16:21.330 --> 03:16:27.210

Mark Weingarten: that the use of accessory parking is specifically permitted for parking by the town code.

2009

03:16:27.660 --> 03:16:36.900

Mark Weingarten: In section 355 32 point B, so we will have a discussion as to why we believe the parking should be there and we have some suggestions as to how it may be.

2010

03:16:37.470 --> 03:16:47.310

Mark Weingarten: more acceptable in light of the comment which will do when we go through the presentation, but we are going to ask that that parking remains so we can satisfy our requirements.

2011

03:16:47.640 --> 03:16:55.110

Mark Weingarten: And then, finally, with respect to the water issue that was raised, I know your Council is aware of it, because we've had discussions these past two weeks.

2012

03:16:55.470 --> 03:17:01.170

Mark Weingarten: We intend to file with the town board very shortly we've been fact sent the draft of your Council already.

2013

03:17:01.530 --> 03:17:10.440

Mark Weingarten: A request to provide water service through the use of onsite wells, with the new treatment and distribution system for our use only.

2014

03:17:10.830 --> 03:17:15.210

Mark Weingarten: As part of a newly created water district subdivision number to be.

2015

03:17:15.810 --> 03:17:24.480

Mark Weingarten: We can discuss any of these items later in the meeting, but for now i'd asked if you let me turn it over to Ken Anderson of our architects will show you graphically.

2016

03:17:24.810 --> 03:17:31.920

Mark Weingarten: we're now planning to do and then we're going to turn it over to Paul to discuss some of the site planning issues, then we go through any of the questions chat Thank you.

2017

03:17:33.930 --> 03:17:34.680

Ken Andersen: Thanks mark.

2018

03:17:36.210 --> 03:17:45.600

Ken Andersen: Thanks for Members for holding out and listening to us tonight, just to revisit what mark was touching on with the the.

2019

03:17:46.800 --> 03:17:54.600

Ken Andersen: Having the F F H units in the building, so this just is a brief chart which sort of outlines, you know.

2020

03:17:55.410 --> 03:18:10.470

Ken Andersen: Phase one is buildings, four, five and six, and these are the proposed FF H units that are going to be sort of sprinkled throughout there, for I believe we're required in Phase one, and then the balance and phase three.

2021

03:18:11.910 --> 03:18:29.820

Ken Andersen: So that that will equal up and they're exactly the same, we don't even have to worry Adam about the the minimum size is 80% can't be less than 80% of the average size of the units, we have six identical building, so you know they'll they'll they'll all be similar um.

2022

03:18:30.300 --> 03:18:32.250

Christopher Carthy: Is there no four bedroom I thought.

2023

03:18:32.310 --> 03:18:35.160

Ken Andersen: In the limited we eliminated the four bedroom it's just.

2024

03:18:35.160 --> 03:18:36.120

Ken Andersen: threes and twos.

2025

03:18:39.570 --> 03:18:41.820

Ken Andersen: So that was just a quick graphic to.

2026

03:18:42.900 --> 03:18:53.190

Ken Andersen: Maybe help you visualize what's what's happening, of course, will resubmit all this once we address all the comments um so getting back to the site plan.

2027

03:18:54.030 --> 03:19:05.280

Ken Andersen: To to elaborate on what markets started to speak about we weren't we're listening to the Boards comments from last time, and when we took it to heart, about the.

2028

03:19:05.670 --> 03:19:18.930

Ken Andersen: Eliminating the building and the road from these most current comments were the big comments that we sort of listen to you on was we didn't move the tennis courts to hear they used to be they used to be sort of in front.

2029

03:19:19.980 --> 03:19:25.380

Ken Andersen: You know something that I don't know if it was your Christopher that didn't like them there that.

2030

03:19:25.710 --> 03:19:36.630

Ken Andersen: But you know it just made sense, so we sort of came back to you and said, you know let's activate the front of the clubhouse with this 18 hole putting green it's a lot more dynamic.

2031

03:19:36.900 --> 03:19:52.140

Ken Andersen: than looking at a giant fence with tennis and we thought that would be you know better location, the putting green used to be over here, we did have space to add two more courts and a small pickle ball court, and I think.

2032

03:19:53.400 --> 03:20:01.080

Ken Andersen: Paul correct me if i'm wrong that there, there are six courts or previously there were six courts in this area, or maybe slightly more.

2033

03:20:03.420 --> 03:20:05.010

Paul Sysak: Thanks know about that.

2034

03:20:05.430 --> 03:20:10.920

Ken Andersen: yeah so we're putting them in a similar place to where historically they were located um.

2035

03:20:13.200 --> 03:20:19.920

Ken Andersen: Now, just to go further here just some and I apologize Adam we didn't submit these but we sort of been tweaking them.

2036

03:20:20.310 --> 03:20:27.930

Ken Andersen: You know, up to the last minute, but I think they they're helpful graphically to convey what's going on here, so this is showing.

2037

03:20:28.500 --> 03:20:37.200

Ken Andersen: The block of the building that's not going to be there and the road, but it shows the tennis courts, the relationship of the the six buildings and then here's the club pass at the end.

2038

03:20:38.250 --> 03:20:53.340

Ken Andersen: This is just an aerial view from the golf course itself, and you know this, the residential units for all intensive purposes, since we went to the air B main months ago is not really changed.

2039

03:20:55.230 --> 03:21:06.870

Ken Andersen: Is a little bit showing closer to where this new clubhouse is going to be as the clubhouse we differ in in architecture, a little bit from the main we wanted to make this look a little more.

2040

03:21:07.890 --> 03:21:23.730

Ken Andersen: Modern and striking, so we have the mana roof on this again we'll have to obviously go back to the Ob to describe exactly what's happening, but they are very similar materials that they can see they've kind of blend, this is a taken from the first TEE area.

2041

03:21:25.170 --> 03:21:34.980

Ken Andersen: And it shows there's a pool pavilion down at the pool level, and then you know there's an upper area for the dining will happen, this is just showing sort of an overall.

2042

03:21:37.860 --> 03:21:39.360

Ken Andersen: This is the pool deck level.

2043

03:21:40.590 --> 03:21:49.050

Ken Andersen: With the the main entry, which is the first floor level at this level, and then here's where all the lockers and Jim are at the at the pool deck level.

2044

03:21:58.470 --> 03:22:16.350

Ken Andersen: So that just gives you a sort of a flavor of what it is and we do feel, I think there was a board member i'm not sure which one asked about um when we were talking about the parking you know tell us what you need they were saying, and we did do the parking counts, based on.

2045

03:22:19.290 --> 03:22:30.060

Ken Andersen: residences and people living there, and and tables and members and we ended up needing this area for parking now.

2046

03:22:31.530 --> 03:22:37.920

Ken Andersen: that's based on a sort of larger value if we if we start out, you know.

2047

03:22:39.690 --> 03:22:48.270

Ken Andersen: We think that maybe this is going to come and get it, but ultimately by code, we do need this area, or we need these parking spaces to make the plan work.

2048

03:22:49.380 --> 03:22:59.610

Mark Weingarten: But one of the things we can have a discussion about we could be denied it can be in the future is that's based on our request of 600 members.

2049

03:23:00.090 --> 03:23:09.210

Mark Weingarten: it's based on a full build out of the residential etc, clearly this is a phased in project, we can talk about some form of land banking.

2050

03:23:09.630 --> 03:23:21.090

Mark Weingarten: For those spaces and we could actually specifically track and see whether they're needed or not right now we have added some spaces down by the maintenance facility for employee parking.

2051

03:23:21.630 --> 03:23:28.710

Mark Weingarten: And, and we have these spaces, which we need to meet code requirements, but we will certainly be willing to have a discussion.

2052

03:23:29.070 --> 03:23:41.310

Mark Weingarten: With the board as to potentially land backing them and leaving him for future if ever necessary type of thing so again raising it for the first time tonight, but we wanted to make that clear that we were open to.

2053

03:23:41.490 --> 03:23:47.460

Adam Kaufman: Discussion mark, do we need to address it, as part of the residential component site plan, or is this.

2054

03:23:48.420 --> 03:23:53.580

Mark Weingarten: Well it's on the residential it's on the residential lot, so I think.

2055

03:23:53.640 --> 03:23:54.930

Mark Weingarten: I have to discuss.

2056

03:23:54.960 --> 03:23:56.910

Adam Kaufman: The you can't we can't we.

2057

03:23:58.860 --> 03:24:01.680

Adam Kaufman: We can't take care of that we're revising subdivision.

2058

03:24:03.000 --> 03:24:11.580

Mark Weingarten: We could we could have a conversation about but, again, we we'd like to be able to be in a position to be able to be you know zoning conforming.

2059

03:24:13.020 --> 03:24:13.500

Mark Weingarten: So.

2060

03:24:13.680 --> 03:24:13.890

Adam Kaufman: You know.

2061

03:24:13.920 --> 03:24:21.690

Mark Weingarten: Yes, yes I don't see why the answer is, we need to deal with it, whether we deal with it, this moment you're correct it could be brought up at a later point.

2062

03:24:22.710 --> 03:24:31.770

Mark Weingarten: But it does make it a little more difficult for financing purposes to go forward on the residential side if it's trapped, the other is trailing.

2063

03:24:32.040 --> 03:24:47.310

Mark Weingarten: To not have a part, you know to be able to get a zoning opinion to a bank to say that we have adequate parking becomes trickier so it probably isn't are interested to deal with it sooner rather than later Okay, because just for that that one issue is just.

2064

03:24:47.340 --> 03:24:51.390

Adam Kaufman: Just comes to mind so Ken or Paul with the parking lot.

2065

03:24:54.210 --> 03:24:57.660

Adam Kaufman: In place how deep is the buffer.

2066

03:25:00.090 --> 03:25:00.750

Ken Andersen: um.

2067

03:25:02.190 --> 03:25:06.960

Ken Andersen: it's a good question i'd have to I don't think I have that on my site plan.

2068

03:25:06.990 --> 03:25:08.250

Paul Sysak: De Medici I think.

2069

03:25:10.140 --> 03:25:11.160

Mark Weingarten: What would say Paul.

2070

03:25:11.760 --> 03:25:13.320

Paul Sysak: I think I can look that up.

2071

03:25:16.650 --> 03:25:22.350

Mark Weingarten: I don't believe the incursion is any greater than the incursion of the existing law, but we can take a look.

2072

03:25:23.250 --> 03:25:26.010

Adam Kaufman: yeah you know and then maybe the fallback position.

2073

03:25:27.030 --> 03:25:43.230

Adam Kaufman: is essentially a performance standards right what is that buffer how visible is that parking lot going to be, if at all if it's constructed as you're proposing I mean that's really the ultimate question right right.

2074

03:25:43.260 --> 03:25:43.680



So.

2075

03:25:44.820 --> 03:25:45.930

Mark Weingarten: I do just want to.

2076

03:25:46.080 --> 03:25:48.150

Mark Weingarten: Looking at it graphically you can see that the.

2077

03:25:48.510 --> 03:25:55.890

Mark Weingarten: Current the parking the current parking and further into the buffer then we're proposing, and of course we have very significant screening.

2078

03:25:56.820 --> 03:26:00.960

Adam Kaufman: mean current parking with the parking lot on this panel and to the left.

2079

03:26:01.710 --> 03:26:04.770

Mark Weingarten: To the Left that's right that's the existing lot.

2080

03:26:04.830 --> 03:26:10.230

Mark Weingarten: yeah incurs into the buffer even deeper we've pulled back and have very significant screening there.

2081

03:26:11.550 --> 03:26:21.030

Paul Sysak: yeah we're about a little bit probably about 31 feet from the property line to the face of the curb closest to route 22.

2082

03:26:21.270 --> 03:26:22.920

Ken Andersen: that's 31 feet that line.

2083

03:26:26.040 --> 03:26:29.190

Paul Sysak: yeah if you draw a line from the property line to.

2084

03:26:30.000 --> 03:26:39.090

Adam Kaufman: Right, so you know, this is something the planning board planning Board will just need to discuss is is this enough screening will explain the parking lot and does it meet.

2085

03:26:40.320 --> 03:26:44.640

Adam Kaufman: The intent of what the town board wanted, which was basically the screen off.

2086

03:26:46.320 --> 03:26:47.580

Adam Kaufman: This this area.

2087

03:26:48.030 --> 03:26:57.570

Mark Weingarten: Well, which I also want to just mention this is also overflow parking, this is not our design, I mean it's not near the residential they're not using it.

2088

03:26:57.900 --> 03:27:08.490

Mark Weingarten: it's overflow for events it's not going to be, we can even in fact make it overflow only we could have certain conditions on it would only be used when necessary for a large event, etc.

2089

03:27:08.730 --> 03:27:12.120

Mark Weingarten: So it is something that we don't think is going to have a heck of a lot of usage.

2090

03:27:13.830 --> 03:27:15.660

Ken Andersen: Okay there's also.

2091

03:27:17.460 --> 03:27:30.960

Ken Andersen: The four foot high stonewall at 20 minutes 22 that we're adding which you know was certainly help block any headlight at night, but this is primarily a an event during the day kind of parking.

2092

03:27:36.270 --> 03:27:38.820

Christopher Carthy: You showed the subdivision line on that map now.

2093

03:27:40.020 --> 03:27:42.750

Christopher Carthy: But, as proposed, the existing subdivision line.

2094

03:27:44.220 --> 03:27:46.200

Paul Sysak: You see, I can show it on.

2095

03:27:47.370 --> 03:27:48.060

Paul Sysak: Our plan.

2096

03:27:48.540 --> 03:27:52.350

Ken Andersen: yeah is this it here, are you did this change.

2097

03:27:53.040 --> 03:27:55.200

Paul Sysak: yeah that changed i'll share my screen can.

2098

03:27:55.530 --> 03:27:56.580

Ken Andersen: I hold on, let me stop.

2099

03:27:58.020 --> 03:27:58.500

Ken Andersen: there.

2100

03:28:06.150 --> 03:28:07.470

Roland Baroni - Town Attorney: We didn't see the.

2101

03:28:09.390 --> 03:28:10.710

Roland Baroni - Town Attorney: way you're going back.

2102

03:28:13.560 --> 03:28:17.820

Paul Sysak: Can you see the overall plan yeah okay so.

2103

03:28:20.910 --> 03:28:23.460

Paul Sysak: hold on i'm just going to try to help outline this for everyone.

2104

03:28:24.600 --> 03:28:25.500

Paul Sysak: So here's the.

2105

03:28:26.940 --> 03:28:29.100

Paul Sysak: Old interior line.

2106

03:28:31.740 --> 03:28:37.710

Paul Sysak: Can you get Can you see the red line i'm drawing yeah yeah so this comes down.

2107

03:28:39.360 --> 03:28:44.130

Paul Sysak: And then, it comes like this and then dies, and the existing property line.

2108

03:28:46.560 --> 03:28:47.970

Paul Sysak: or new line has.

2109

03:28:49.050 --> 03:28:51.060

Christopher Carthy: Is that the one that's approved right now.

2110

03:28:51.420 --> 03:28:52.770

Mark Weingarten: Yes, yes.

2111

03:28:53.280 --> 03:28:55.920

Paul Sysak: So even we did yeah we.

2112

03:28:56.100 --> 03:28:58.920

Christopher Carthy: Three quarters about three quarters of your overflow.

2113

03:28:58.920 --> 03:29:02.430

Christopher Carthy: parking is in the residential district.

2114

03:29:03.600 --> 03:29:03.990

Mark Weingarten: Right.

2115

03:29:04.710 --> 03:29:07.410

Paul Sysak: that's why we're yeah that was one of the reasons why we're modifying it.

2116

03:29:09.030 --> 03:29:11.850

Paul Sysak: So now we're coming up this way.

2117

03:29:15.210 --> 03:29:17.820

Adam Kaufman: Okay, so it all will be on the club now.

2118

03:29:18.120 --> 03:29:18.780

Adam Kaufman: yeah okay.

2119

03:29:18.840 --> 03:29:22.560

Paul Sysak: And then we're also streaming we're streaming this line to.

2120

03:29:23.160 --> 03:29:23.610

Christopher Carthy: uh huh.

2121

03:29:23.850 --> 03:29:32.160

Paul Sysak: like that, and that that was dating back when we submitted in November of 2020 this stays the same, we were always.

2122

03:29:32.670 --> 03:29:33.840

we've submitted for a second.

2123

03:29:34.920 --> 03:29:36.360

Paul Sysak: Amendment already.

2124

03:29:37.440 --> 03:29:37.800

Adam Kaufman: We don't.

2125

03:29:39.270 --> 03:29:39.510

Christopher Carthy: know.

2126

03:29:40.320 --> 03:29:40.800

Paul Sysak: Yes, yes.

2127

03:29:40.920 --> 03:29:41.460

Mark Weingarten: We need to.

2128

03:29:41.670 --> 03:29:44.250

Mark Weingarten: We did, but we need to, we need to shift it.

2129

03:29:45.360 --> 03:29:50.070

Mark Weingarten: Still, we need to shift the line that's currently we're seeking in front of you, we need to tweak it.

2130

03:29:50.880 --> 03:29:51.630

Paul Sysak: yeah I think it's.

2131

03:29:51.690 --> 03:29:53.310

Paul Sysak: I think it's tweaked every time we submitted.

2132

03:29:55.410 --> 03:29:56.220

Paul Sysak: A little bit you know.

2133

03:29:56.850 --> 03:30:04.590

Roland Baroni - Town Attorney: One one does, be a good time to also break out the utility lots as long as you're going to be filing another plat.

2134

03:30:06.330 --> 03:30:12.390

Roland Baroni - Town Attorney: we're going to need if we're going to run the district we're going to need ownership of the wells, and the water tank.

2135

03:30:14.160 --> 03:30:17.070

Roland Baroni - Town Attorney: So they have to be on individual lots.

2136

03:30:21.840 --> 03:30:23.790

Mark Weingarten: that's great Paul will have to work with him to do that.

2137

03:30:23.820 --> 03:30:27.480

Mark Weingarten: yeah the answer your answer is well, yes, we need to do that.

2138

03:30:28.110 --> 03:30:28.440

yeah.

2139

03:30:29.880 --> 03:30:38.250

Christopher Carthy: Mark i'm lost something you said earlier today, are you suggesting the overflow parking should be part of the residential district or not part of the residential different.

2140

03:30:38.700 --> 03:30:44.820

Mark Weingarten: I believe we're moving the line to have it as part of the golf course district is that the golf club law correct Paul.

2141

03:30:45.540 --> 03:30:50.280

Christopher Carthy: Read earlier, you said you wanted the planning board to be able to.

2142

03:30:52.440 --> 03:30:53.130

Christopher Carthy: Basically.

2143

03:30:53.250 --> 03:30:55.470

Christopher Carthy: give consent on the buffer.

2144

03:30:55.800 --> 03:31:01.830

Christopher Carthy: Can, how can we give consent on that without the rest of the without basically consenting on the rest of the plan.

2145

03:31:02.190 --> 03:31:12.240

Mark Weingarten: you're absolutely correct, but one and I misspoke you're absolutely correct about that what we would seek, however, is some sense of the board.

2146

03:31:12.720 --> 03:31:17.520

Mark Weingarten: That this works, because we want to go forward and finishing submit an application.

2147

03:31:18.060 --> 03:31:25.170

Mark Weingarten: For the second picture correct now that it's on this side we're going to have to make it part of the next site plan or putting in front of you.

2148

03:31:25.560 --> 03:31:32.430

Mark Weingarten: As part of this discussion because it's all related, we would like a sense for the board that says the parking is there.

2149

03:31:32.850 --> 03:31:48.060

Mark Weingarten: You know it's it's the forefoot hot there's four feet high and so there's already it's permitted by the Statute and, frankly, what we're screening here is a state roads, there are no residences that are anywhere near what we're talking about there across the road across the the other.

2150

03:31:48.480 --> 03:31:58.470

Mark Weingarten: The other wall, on the other side and they're over and window, so we think this is an appropriate use of this piece, it will allow us to be conforming and we want to know that the.

2151

03:31:58.470 --> 03:32:01.890

Mark Weingarten: Planning board is on board with that, despite the comment that was in the men okay.

2152

03:32:01.890 --> 03:32:09.210

Christopher Carthy: Mark what i'm getting at is, and I would defer to roll and I just didn't know procedurally we're in a we're allowed even to just.

2153

03:32:09.990 --> 03:32:21.630

Christopher Carthy: do that, in other words, maybe we can give you some direction, but what i'm getting at is procedurally I thought it might have been awkward for the planning board to opine on something without it being an official site plan that's all i'm getting.

2154

03:32:22.980 --> 03:32:24.630

Mark Weingarten: Right yeah we're not a right.

2155

03:32:24.690 --> 03:32:30.030

Mark Weingarten: You can't make a decision, but we can't ask for your whole the board for an opinion doesn't work.

2156

03:32:30.540 --> 03:32:31.830

Christopher Carthy: rolling Kenny do that.

2157

03:32:33.480 --> 03:32:35.040

Roland Baroni - Town Attorney: We don't normally do that.

2158

03:32:35.460 --> 03:32:35.730

Roland Baroni - Town Attorney: We don't.

2159

03:32:36.120 --> 03:32:37.560

Mark Weingarten: We don't forget.

2160

03:32:37.620 --> 03:32:37.920

Roland Baroni - Town Attorney: You can.

2161

03:32:37.950 --> 03:32:38.280

Mark Weingarten: Roll it.

2162

03:32:38.310 --> 03:32:39.630

Roland Baroni - Town Attorney: will ask them if they have any.

2163

03:32:39.630 --> 03:32:50.310

Roland Baroni - Town Attorney: comments at this time, but I think we ought to have, I think, Adam and John and myself, we need to study it a little bit and to give some advice and the planning board.

2164

03:32:50.490 --> 03:33:02.850

Mark Weingarten: And that's fine remember where it starts and there was confusion, because of it, it starts with a comment from the planning department that said that we don't want to locate a parking here i'm paraphrasing.

2165

03:33:03.150 --> 03:33:06.780

Mark Weingarten: And that was because, again, there was confusion now hopefully we're clearing up.

2166

03:33:06.780 --> 03:33:11.460

Mark Weingarten: Today, what our plan tonight what our plan is, and maybe the the memo could be.

2167

03:33:11.610 --> 03:33:12.570

Mark Weingarten: Well redone.

2168

03:33:12.990 --> 03:33:14.580



Adam Kaufman: I think the default.

2169

03:33:14.730 --> 03:33:30.630

Adam Kaufman: The default, what is the original plan and understanding which was this area was going to be buffer I think what i'm willing to set to look at and you have to demonstrate to the Board is the.

2170

03:33:32.130 --> 03:33:35.040

Adam Kaufman: The screening that's going to be left is going to be adequate.

2171

03:33:36.180 --> 03:33:37.710

Adam Kaufman: And, and we can go from there.

2172

03:33:38.460 --> 03:33:38.910

Okay.

2173

03:33:41.310 --> 03:33:41.670

Roland Baroni - Town Attorney: Just.

2174

03:33:41.730 --> 03:33:45.390

Roland Baroni - Town Attorney: exclusive to orient me where is the zoning line.

2175

03:33:47.820 --> 03:33:52.650

Adam Kaufman: Which is owning line it's all in the gfs know.

2176

03:33:52.800 --> 03:33:56.820

Roland Baroni - Town Attorney: We talked what wasn't there like 200 feet that was left in the reds.

2177

03:33:56.820 --> 03:33:58.170

Adam Kaufman: It was 100 foot yeah.

2178

03:34:00.300 --> 03:34:01.320

Roland Baroni - Town Attorney: So where's that one.

2179

03:34:07.080 --> 03:34:08.460

Mark Weingarten: So about the hundred foot buffer.

2180

03:34:08.970 --> 03:34:17.550

Adam Kaufman: know if you recall the application of the floating zone is 100 feet inset to the property.

2181

03:34:18.120 --> 03:34:18.900

Mark Weingarten: Oh correct.

2182

03:34:19.320 --> 03:34:19.680

yeah.

2183

03:34:20.700 --> 03:34:21.480

Roland Baroni - Town Attorney: where's that on.

2184

03:34:23.790 --> 03:34:25.380

Adam Kaufman: Well it's going to be we're.

2185

03:34:25.650 --> 03:34:26.520

Paul Sysak: Sorry, I was muted.

2186

03:34:27.570 --> 03:34:28.650

Paul Sysak: dashed line right here.

2187

03:34:28.680 --> 03:34:30.000

Adam Kaufman: Right, there will be sorry.

2188

03:34:30.150 --> 03:34:31.080

Paul Sysak: Stopping to myself.

2189

03:34:32.430 --> 03:34:35.820

Roland Baroni - Town Attorney: So the parking that accessory parking is all in the.

2190

03:34:37.440 --> 03:34:40.740

Roland Baroni - Town Attorney: The the still the two acre resident.

2191

03:34:40.740 --> 03:34:41.490

Adam Kaufman: are too right.

2192

03:34:41.550 --> 03:34:42.330

Adam Kaufman: yeah yeah.

2193

03:34:42.870 --> 03:34:43.830

Roland Baroni - Town Attorney: And is that permitted.

2194

03:34:46.920 --> 03:34:47.340

huh.

2195

03:34:49.980 --> 03:34:50.460

Adam Kaufman: well.

2196

03:34:51.780 --> 03:34:54.450

Adam Kaufman: parking is permitted in our to a.

2197

03:34:55.710 --> 03:34:56.970

Adam Kaufman: I have to see how it's written.

2198

03:34:57.060 --> 03:34:59.580

Roland Baroni - Town Attorney: If it says parking lots.

2199

03:35:00.120 --> 03:35:03.450

Mark Weingarten: We have an existing parking lot the archway right now.

2200

03:35:04.980 --> 03:35:05.460

Adam Kaufman: You do.

2201

03:35:06.180 --> 03:35:09.060

Mark Weingarten: Right and we had a guy that was zoning that we had the golf club.

2202

03:35:09.390 --> 03:35:12.540

Adam Kaufman: you're right right because golf clubs are permitted use in the resident.

2203

03:35:12.540 --> 03:35:15.930

Mark Weingarten: permitted UCF to be able to have access to the park yeah.

2204

03:35:16.560 --> 03:35:17.010

Definitely.

2205

03:35:18.360 --> 03:35:18.690

Roland Baroni - Town Attorney: I guess.

2206

03:35:29.340 --> 03:35:31.950

Roland Baroni - Town Attorney: It just seems like the intent, though, is to.

2207

03:35:33.120 --> 03:35:39.390

Roland Baroni - Town Attorney: i'm sure the intent at the town board level was to keep that as a complete buffer.

2208

03:35:40.080 --> 03:35:41.640

Adam Kaufman: yeah That was my my point.

2209

03:35:43.110 --> 03:35:43.560

Adam Kaufman: I you know.

2210

03:35:43.620 --> 03:35:56.400

Mark Weingarten: Again, again, you saying that it is, but there's specific language in the adoption of the zoning which says that parking is permitted in the buffer accessory parking is permitted to the buffer to permitted use.

2211

03:35:56.730 --> 03:36:02.430

Adam Kaufman: Yes, but that was to accommodate that existing parking lot that was that's the way i've always and.

2212

03:36:02.490 --> 03:36:18.840

Mark Weingarten: It is again it is legally permitted and we're going to we're going to request and press, because we need it for this board to permit it, it makes sense to be there, nobody can see it, and again we're even willing to land bank it because we don't even think we.

2213

03:36:19.290 --> 03:36:19.920

Adam Kaufman: should hear.

2214

03:36:20.100 --> 03:36:22.800

Adam Kaufman: from some of the town board members if they have concerned.

2215

03:36:23.880 --> 03:36:30.720

Adam Kaufman: With further looking at the screening plan and what the result is going to be, you know if.

2216

03:36:31.740 --> 03:36:32.190

Mark Weingarten: It was.

2217

03:36:33.870 --> 03:36:42.210

Mark Weingarten: Adam that you can anyone can talk to any want respectfully is illegal, you have a legal right to do it it's a sideline issue.

2218

03:36:42.840 --> 03:36:49.650

Roland Baroni - Town Attorney: Well, you haven't yet gone to the town board for your special special use permit.

2219

03:36:50.190 --> 03:36:51.000

Roland Baroni - Town Attorney: For thought.

2220

03:36:51.840 --> 03:37:00.060

Roland Baroni - Town Attorney: And that's correct and there'll be looking at what the proper number of numbers might be, it may not be the number you're requesting.

2221

03:37:02.130 --> 03:37:05.730

Roland Baroni - Town Attorney: And this party may not then be necessary correct.

2222

03:37:05.760 --> 03:37:15.480

Mark Weingarten: that's true well that's true we did study that number in the is I don't I don't know why they would deviate from what we're requesting but sure when we go when we do seek the.

2223

03:37:16.050 --> 03:37:24.240

Mark Weingarten: Approval of the site plan approval for the golf course a lot, we will be seeking a special use permit with that that's correct yeah.

2224

03:37:25.110 --> 03:37:31.500

Roland Baroni - Town Attorney: I mean that that the big number for one golf course I suppose you're going to have many different classes of Member.

2225

03:37:32.880 --> 03:37:36.810

Mark Weingarten: Correct and, we hope, or that successful correct yeah.

2226

03:37:41.010 --> 03:37:41.220

Adam Kaufman: All right.

2227

03:37:41.310 --> 03:37:41.730

Roland Baroni - Town Attorney: Well that's.

2228

03:37:42.480 --> 03:37:43.170

Roland Baroni - Town Attorney: Different than.

2229

03:37:43.410 --> 03:37:43.830

Adam Kaufman: Equal.

2230

03:37:43.860 --> 03:37:54.390

Adam Kaufman: we're gonna have to study that issue and see let's focus back on the on the residential component I think we're we're really there honestly.

2231

03:37:56.250 --> 03:38:03.630

Adam Kaufman: We need the details of the water system finalized, we need to understand what's happening in terms of the of the.

2232

03:38:05.010 --> 03:38:14.190

Adam Kaufman: sewage treatment plant, but in terms of the layout of these buildings what they look like where these roads are going i'm i'm fairly satisfied.

2233

03:38:14.940 --> 03:38:17.760

Roland Baroni - Town Attorney: Adam What about the golf cottages we haven't seen those.

2234

03:38:17.820 --> 03:38:20.580

Adam Kaufman: Although that's part of the golf club.

2235

03:38:21.600 --> 03:38:22.440

Not the resident.

2236

03:38:23.940 --> 03:38:26.640

Roland Baroni - Town Attorney: I see do you have those to show us.

2237

03:38:26.790 --> 03:38:34.410

Adam Kaufman: Well, I asked for some more information about what they are, I mean I saw them on the plan, but we didn't have much more to go on.

2238

03:38:35.850 --> 03:38:37.350

Mark Weingarten: If you want to give it.

2239

03:38:37.530 --> 03:38:43.200

Mark Weingarten: Just a brief, even though it's not for this site plan you just want to explain what what what the intent of what you're doing there is.

2240

03:38:46.380 --> 03:38:47.010

Mark Weingarten: you're on mute.

2241

03:38:48.000 --> 03:38:51.330

Christopher Carthy: And does it still include that apartment building the two storey apartment building.

2242

03:38:51.480 --> 03:38:52.170

Christopher Carthy: out about.

2243

03:38:52.380 --> 03:38:55.050

Mark Weingarten: Now we took it out that's the building we open it.

2244

03:38:55.890 --> 03:38:56.400

Christopher Carthy: Is that.

2245

03:38:56.910 --> 03:38:59.790

Christopher Carthy: Is that building number seven is that the bill that you will invited.

2246

03:39:00.150 --> 03:39:00.720

Correct.

2247

03:39:03.030 --> 03:39:03.270

jeffrey mendell: yeah.

2248

03:39:03.330 --> 03:39:06.870

Mark Weingarten: Mark you want me to address the cottages yet guess the cottages yeah yeah.

2249

03:39:07.320 --> 03:39:07.740

Okay.

2250

03:39:08.880 --> 03:39:16.380

jeffrey mendell: You know the defining statement from many years ago contemplated that we had the right to replace the.

2251

03:39:17.730 --> 03:39:27.930

jeffrey mendell: rooms that were in the the old property with 20 guess sweets combination of rooms and suites what we did here is we just block them out, they have not yet been designed.

2252

03:39:28.560 --> 03:39:36.480

jeffrey mendell: But we wanted to show you where they would be there alongside the ninth fairway they'd be accessed by golf carts not by cars.

2253

03:39:37.650 --> 03:39:54.570

jeffrey mendell: They would be hotel type accommodations without kitchens, as required in the approval and they're primarily for people from out of the area, you know we intend to sell you know, national and regional memberships so when guys come in from out of town with their foursome.

2254

03:39:54.990 --> 03:39:55.380

Roland Baroni - Town Attorney: we're going.

2255

03:39:55.590 --> 03:39:59.970

jeffrey mendell: To golf cottage as is pretty customary today in the golf club world.

2256

03:40:01.140 --> 03:40:06.300

jeffrey mendell: And they can stay on the property they get their food and beverage from the clubhouse.

2257

03:40:07.650 --> 03:40:08.970

jeffrey mendell: So you know.

2258

03:40:10.830 --> 03:40:14.880

Roland Baroni - Town Attorney: there's plenty plenty facilities 20 bedrooms.

2259

03:40:15.330 --> 03:40:29.070

jeffrey mendell: Well, right now, there are 10 cottages and they've not been designed, but our what we'd like to do is have them be four bedroom cottages to accommodate for some drawling, as you know, golfers tend to play in foursomes.

2260

03:40:32.070 --> 03:40:36.330

jeffrey mendell: you're contemplating 40 4040 bedrooms.

2261

03:40:40.920 --> 03:40:41.250



jeffrey mendell: Okay.

2262

03:40:41.790 --> 03:40:42.870

Mark Weingarten: extent it's 10.

2263

03:40:42.870 --> 03:40:46.290

Mark Weingarten: Four it's 10 four rooms suites that were contemplating.

2264

03:40:47.490 --> 03:40:48.570

Mark Weingarten: that's really what it is.

2265

03:40:50.160 --> 03:40:53.010

jeffrey mendell: yeah instead of the 20 suites that was outlined in the approval.

2266

03:40:55.470 --> 03:41:00.780

Roland Baroni - Town Attorney: Right, but like take that doesn't that will require you to return to the town board correct.

2267

03:41:01.560 --> 03:41:01.770

jeffrey mendell: Well, I.

2268

03:41:01.800 --> 03:41:02.370

Mark Weingarten: don't think so.

2269

03:41:03.210 --> 03:41:05.610

jeffrey mendell: Well, I don't know that's for you guys to figure out well.

2270

03:41:05.610 --> 03:41:07.740

jeffrey mendell: I know we have to come on board, I was questioning.

2271

03:41:08.190 --> 03:41:09.660

Roland Baroni - Town Attorney: provide for something else.

2272

03:41:10.080 --> 03:41:18.630

Mark Weingarten: Well, the price the findings provide for 20 rooms or sweets and we have 1010 sweets.

2273

03:41:19.650 --> 03:41:21.930

Mark Weingarten: I think there's an interpretation that makes that.

2274

03:41:21.960 --> 03:41:23.670

Roland Baroni - Town Attorney: Profit I.

2275

03:41:23.970 --> 03:41:27.690

Mark Weingarten: bet there's no bedroom there's no bedroom counter anything of that nature.

2276

03:41:28.440 --> 03:41:36.900

Roland Baroni - Town Attorney: I think the idea was that there would be 20 guest at a time well actually.

2277

03:41:37.770 --> 03:41:39.090

jeffrey mendell: I agree that that's.

2278

03:41:39.420 --> 03:41:42.390

Roland Baroni - Town Attorney: Why production five foursomes not enforce.

2279

03:41:42.600 --> 03:41:45.810

jeffrey mendell: Well that's one interpretations that's not what it says in the finding statement.

2280

03:41:50.250 --> 03:41:58.740

Roland Baroni - Town Attorney: does it say in the finding statement that the things guests weeks would either be in the clubhouse or in the renovation of the maintenance building.

2281

03:41:59.580 --> 03:41:59.970

No.

2282

03:42:01.320 --> 03:42:02.100

Mark Weingarten: I don't believe so.

2283

03:42:02.820 --> 03:42:06.180

Roland Baroni - Town Attorney: Now they thought that I thought I read that someplace.

2284

03:42:06.900 --> 03:42:07.800

Mark Weingarten: Not that I recall.

2285

03:42:08.490 --> 03:42:08.880

luck.

2286

03:42:10.620 --> 03:42:11.490

Roland Baroni - Town Attorney: Well, I have to look.

2287

03:42:11.550 --> 03:42:12.780

Mark Weingarten: Good Thank you been a long time.

2288

03:42:13.530 --> 03:42:14.580

Roland Baroni - Town Attorney: I believe anyway.

2289

03:42:14.910 --> 03:42:27.030

jeffrey mendell: This is going to be part of the site plan application for the golf club which is going to require a separate process and a special use permit attached to it and the town Board will be involved Roland and ensure you will be involved.

2290

03:42:27.510 --> 03:42:30.210

jeffrey mendell: And I will have those conversations, as we go forward.

2291

03:42:31.470 --> 03:42:32.670

Roland Baroni - Town Attorney: yeah correct.

2292

03:42:37.710 --> 03:42:40.110

Mark Weingarten: And again it's not part of this application we.

2293

03:42:40.200 --> 03:42:40.740

Mark Weingarten: put it on.

2294

03:42:40.920 --> 03:42:41.340

Mark Weingarten: So.

2295

03:42:41.760 --> 03:42:44.190

Mark Weingarten: You know, people are asking questions so that we would.

2296

03:42:45.390 --> 03:42:47.040

Mark Weingarten: be able to give them information.

2297

03:42:47.880 --> 03:42:48.480

yep.

2298

03:42:51.390 --> 03:42:54.360

Adam Kaufman: So planning board members any comments on.

2299

03:42:55.890 --> 03:42:58.980

Adam Kaufman: The residential side plan that we should focus on.

2300

03:43:03.630 --> 03:43:19.110

Jim Jensen: I, I do have a question around Christopher just or comments, there was a lot of materials 685 pages that came through on Friday night, so will there be another opportunity in more detail that goes through it and then provide comment.

2301

03:43:19.500 --> 03:43:24.120

Adam Kaufman: yeah now we're at the point where we're we're proving it tonight.

2302

03:43:24.870 --> 03:43:26.250

Jim Jensen: Right yeah okay.

2303

03:43:26.820 --> 03:43:28.920

Mark Weingarten: belly can we protest that not just kidding.

2304

03:43:32.880 --> 03:43:35.700

Jim Jensen: Am I hearing that they want to put the the.

2305

03:43:37.050 --> 03:43:44.670

Jim Jensen: water plan, the water supply plan with the residential approval of I guess for financing they want, even though that's on the clubhouse property.

2306

03:43:45.150 --> 03:43:46.170

Adam Kaufman: They want that approved.

2307

03:43:46.290 --> 03:43:47.220

Adam Kaufman: What we have to.

2308

03:43:47.250 --> 03:43:50.850

Adam Kaufman: Prove because these residences need potable water.

2309

03:43:52.320 --> 03:43:59.040

Mark Weingarten: So what we are what we are hoping we're going to go through an approval process with the town on the water.

2310

03:44:00.360 --> 03:44:04.770

Mark Weingarten: we're hoping it gets to a point where you're comfortable with it where it can become a condition.

2311

03:44:05.430 --> 03:44:13.890

Mark Weingarten: For a site plan approved to be able to obtain these cyclical for the residential conditioned upon the water district gone through, because there's going to be some months of.

2312

03:44:14.280 --> 03:44:28.860

Mark Weingarten: Processing that with the westchester county Department of Health and there's oversight by other government agencies we'd like to get this site plan done when you're comfortable with the residential portion get that approved and have the water district as a condition.

2313

03:44:29.100 --> 03:44:30.480

Mark Weingarten: Of the cycling approval we can't.

2314

03:44:30.480 --> 03:44:34.110

Mark Weingarten: build it without it, we would like to be able to put that behind us.

2315

03:44:35.400 --> 03:44:35.730

jeffrey mendell: So.

2316

03:44:36.360 --> 03:44:41.730

Jim Jensen: I was I just had a real tactical comment that we've seen with some other applications that come through and I don't know if.

2317

03:44:42.240 --> 03:44:54.210

Jim Jensen: If the wells on the planner around the periphery of the site and this I don't know if the properties on the Jason side are supplying on town water or if they're on wells, but we've had.

2318

03:44:55.320 --> 03:44:56.220

Jim Jensen: we've had.

2319

03:44:56.550 --> 03:44:58.140

Jim Jensen: we've had some applications where.

2320

03:44:58.590 --> 03:45:02.580

Jim Jensen: There was real concern from the community that you know wells being put.

2321

03:45:02.580 --> 03:45:13.020

Jim Jensen: On a site close to there is could impact their wealth and be some interference, I assume sal are the professionals that he would have would look at the plan would assess if there was any kind of interference between the two.

2322

03:45:13.200 --> 03:45:15.120

Adam Kaufman: Well, we did that, as part of the is.

2323

03:45:15.330 --> 03:45:16.170

Jim Jensen: Well, you did that.

2324

03:45:16.770 --> 03:45:17.730

jeffrey mendell: Day, we did.

2325

03:45:17.940 --> 03:45:18.180

jeffrey mendell: We did.

2326

03:45:19.470 --> 03:45:25.110

jeffrey mendell: We did all the testing we we serve a neighboring wells all that data is in the files.

2327

03:45:25.830 --> 03:45:43.110

Jim Jensen: Great thanks Jeff for that okay appreciate that, and then the other comment just had, in terms of the referrals you know something that I think about just all the traffic on was that is is was that evaluators study during the the is or would.

2328

03:45:43.200 --> 03:45:44.010

jeffrey mendell: We look for our.

2329

03:45:44.070 --> 03:45:45.930

Jim Jensen: Professional to assess that plan now.

2330

03:45:49.500 --> 03:45:49.920

Jim Jensen: The second.

2331

03:45:51.390 --> 03:45:52.590

Jim Jensen: If I could just finish my thought.

2332

03:45:53.730 --> 03:45:54.630

Jim Jensen: Please, but.

2333

03:45:54.870 --> 03:46:11.580

Jim Jensen: What I understand they study but in terms of how the plan is contemplated now in terms of total bedrooms cottages golf club, whether there's this is 22 does it sufficiently accommodate the accessory aggressors are turning lane need going northbound to turn left across.

2334

03:46:13.170 --> 03:46:14.580

Jim Jensen: With all those things study.

2335

03:46:15.900 --> 03:46:16.350

jeffrey mendell: Yes.

2336

03:46:17.460 --> 03:46:17.940

Roland Baroni - Town Attorney: No.

2337

03:46:18.810 --> 03:46:19.530

Mark Weingarten: Yes, they were.

2338

03:46:21.180 --> 03:46:35.010

Jim Jensen: Thank you and, and so the plan was and I noticed that your plan is not as a noun doesn't contemplate any any only paving up to 22 it doesn't include any modifications to 22.

2339

03:46:36.000 --> 03:46:47.280

jeffrey mendell: No that's a good point we at one time had a grass out of the parking lot onto we've eliminated that so that all traffic will go in and out of the main entrance.

2340

03:46:49.260 --> 03:46:51.660

jeffrey mendell: which has been occurring out there for the last 70 years.

2341

03:46:52.290 --> 03:47:09.270

Jim Jensen: Sure sure no, I understand that just knowing how slow has been through getting things to do it and seeing other traffic types on going through town i'm just curious about you know how you how you get that and those potential issues behind you faster if they're already I don't know.

2342

03:47:09.720 --> 03:47:14.850

jeffrey mendell: that's good question that's one of the reasons why we eliminated that came out of the parking lot on to 22.

2343

03:47:18.480 --> 03:47:18.750  
You.

2344  
03:47:21.870 --> 03:47:22.770  
Christopher Carthy: anyone else.

2345  
03:47:24.390 --> 03:47:28.050  
Michael Pollack: yeah i've been listening and digesting the information.

2346  
03:47:30.630 --> 03:47:32.580  
Michael Pollack: mark that I hear you say that.

2347  
03:47:33.660 --> 03:47:39.780  
Michael Pollack: Either a recreational building was eliminated or the clubhouse was being relocated or both.

2348  
03:47:40.830 --> 03:47:51.240  
Mark Weingarten: The clubhouse has been revised to include what we needed it so it's going to include everything that was originally on the original plan, there was an amenities building.

2349  
03:47:51.690 --> 03:48:01.410  
Mark Weingarten: To be built on the residential portion is going to serve as both residential as well as the club with certain facilities there now all going to be.

2350  
03:48:01.860 --> 03:48:04.890  
Mark Weingarten: In the club bounce all of those things that we wanted to have.

2351  
03:48:05.490 --> 03:48:11.460  
Mark Weingarten: For our club club members and for our residences will be within the clubhouse facility so we eliminated.

2352  
03:48:11.790 --> 03:48:19.380  
Mark Weingarten: That building, you may recall one of our earlier meetings we showed this to be built building in some of the immediate questions, what are you building here, what is it going to look like.

2353  
03:48:19.620 --> 03:48:25.590  
Mark Weingarten: The answer is we're not building it at all so it's become less complicated we're going to include those uses within the club.



2354

03:48:26.700 --> 03:48:30.990

Michael Pollack: The club both and that's shown as depicted on the rendering that you showed us today.

2355

03:48:31.320 --> 03:48:32.040

Mark Weingarten: that's correct.

2356

03:48:33.300 --> 03:48:47.190

Michael Pollack: and your accessory parking that doesn't have a separate curb cut to the main entrance so all of that traffic really has to wind its way through the main parking lot to reach that accessory parking lot that you're referring to.

2357

03:48:47.520 --> 03:48:59.400

Mark Weingarten: Right, not the main parking lot, it has to work its way through the main entrance towards over to where almost where the existing clubhouses now it doesn't have to proceed down to the parking lot it's right there as you come in.

2358

03:49:01.800 --> 03:49:02.580

Michael Pollack: i'm sorry.

2359

03:49:04.230 --> 03:49:06.540

Mark Weingarten: I know that you know you're familiar with the club you come in the.

2360

03:49:06.750 --> 03:49:11.070

Mark Weingarten: driveway you move towards your left the old clubhouse would be on your right.

2361

03:49:12.660 --> 03:49:13.080

yeah.

2362

03:49:14.730 --> 03:49:20.730

Mark Weingarten: So it's right it's right you don't have to go to the but you never reached the existing parking lot it's on your way over there.

2363

03:49:22.380 --> 03:49:23.550

Christopher Carthy: Michael is what you think.

2364

03:49:23.580 --> 03:49:24.570

Adam Kaufman: They have to go through it.

2365

03:49:25.080 --> 03:49:25.440  
yeah.

2366

03:49:26.700 --> 03:49:27.210  
Michael Pollack: Okay.

2367

03:49:28.410 --> 03:49:32.490  
Michael Pollack: But there's no separate curb cut to the main influence  
is my question.

2368

03:49:33.510 --> 03:49:36.060  
Mark Weingarten: Well, you know what you're right, you do have.

2369

03:49:36.630 --> 03:49:37.260  
Your correction.

2370

03:49:38.280 --> 03:49:44.220  
Michael Pollack: So the point is and that's why you're saying that's not  
going to be anyone's first choice to park because it's so inconvenient.

2371

03:49:44.550 --> 03:49:47.040  
Mark Weingarten: Low correct and it's far it's far away from me.

2372

03:49:47.370 --> 03:49:49.830  
Michael Pollack: Right right Okay, thank you.

2373

03:49:57.630 --> 03:50:06.450  
Christopher Carthy: Robin last time we met I remember your closing  
comments for something to the effect of you folks have to work out you're  
a ffa to have to work out your sewer and water.

2374

03:50:07.770 --> 03:50:10.440  
Roland Baroni - Town Attorney: Well, sounds like they worked out the iaaff  
he at.

2375

03:50:10.440 --> 03:50:11.130  
Roland Baroni - Town Attorney: least ready.

2376

03:50:11.610 --> 03:50:12.900  
Roland Baroni - Town Attorney: For the immediate future.

2377

03:50:13.350 --> 03:50:22.650

Roland Baroni - Town Attorney: wow water I don't think we've seen anything on sewer john Keller can correct me if he has but I don't think so water.

2378

03:50:23.790 --> 03:50:29.520

Roland Baroni - Town Attorney: I think sal has seen about 50% of the plans.

2379

03:50:31.080 --> 03:50:50.400

Roland Baroni - Town Attorney: I understand fully well that it may take a long time to get approval from the EC and from the board of health, but I think at least sal has to be satisfied with the quality of the plan because he's going to end up operating the system.

2380

03:50:50.940 --> 03:50:51.510

mm hmm.

2381

03:50:52.560 --> 03:50:58.980

Mark Weingarten: And for the board certification that's why we have waited to make the application to the town board for permission.

2382

03:50:59.310 --> 03:51:12.510

Mark Weingarten: For the water we have been told rollins been part of those discussions that we're now far enough along to put in our request to the town board because we've reached that stage and that's now going to have to get finalized.

2383

03:51:13.590 --> 03:51:14.760

Mark Weingarten: In the public process.

2384

03:51:15.210 --> 03:51:25.950

jeffrey mendell: yeah and just so you know, on the sewage treatment plant, the design is almost finished on that that should be ready within the next week or two and then that will be submitted for approval as well.

2385

03:51:27.120 --> 03:51:27.450

Roland Baroni - Town Attorney: Great.

2386

03:51:28.590 --> 03:51:33.960

Roland Baroni - Town Attorney: But it jaffe going to send that to john calorie first before you submit it to DC.

2387

03:51:34.560 --> 03:51:36.780

jeffrey mendell: I think we should roll and what do you think.

2388

03:51:37.140 --> 03:51:39.180

Roland Baroni - Town Attorney: yeah I definitely go okay.

2389

03:51:44.010 --> 03:51:46.950

Christopher Carthy: So procedurally now Adam what's The next step for us.

2390

03:51:49.320 --> 03:52:04.560

Adam Kaufman: Well, I think we're heading down the right path here, so the outcome is going to finalize these address these comments, hopefully getting a position to get all these details, so we can approve the residential component.

2391

03:52:06.300 --> 03:52:06.630

Christopher Carthy: And then.

2392

03:52:07.440 --> 03:52:08.760

Christopher Carthy: we're getting closer Jeff.

2393

03:52:09.540 --> 03:52:21.990

Steven Sauro: i'm sorry that was me that was me Chris and in doing so maybe I can just ask the applicants, as well as maybe to confer with Roman or Adam or whoever, just to maybe give us a little more clarification on the cottages because if it.

2394

03:52:23.190 --> 03:52:29.130

Steven Sauro: affects the parking count that may go a long way to helping us decide on the front parking as well.

2395

03:52:31.320 --> 03:52:37.440

Steven Sauro: You get a little more clarification because there seems to be some kind of discrepancy amongst the applicant and the professionals.

2396

03:52:38.910 --> 03:52:54.660

jeffrey mendell: So yeah we've done a detailed parking analysis based upon the code in the town, for you know the required number of spaces for a membership club for food and beverage operation for the residences we can provide that to you and have a conversation on that, if you like.

2397

03:52:55.890 --> 03:52:56.220

Steven Sauro: sure.

2398

03:52:57.600 --> 03:52:58.770

Christopher Carthy: yeah I mean, I think.

2399

03:52:58.830 --> 03:53:01.020

Christopher Carthy: Steve piggyback on that point Jeff.

2400

03:53:01.380 --> 03:53:08.400

Christopher Carthy: That to the cottages influence influence your count or is that part of the 600.

2401

03:53:09.810 --> 03:53:13.590

Christopher Carthy: In other words, when you say you have a 600 person Member club.

2402

03:53:13.890 --> 03:53:15.660

Christopher Carthy: that's 600 members.

2403

03:53:15.720 --> 03:53:23.160

Christopher Carthy: Do the cottages influence the parking or is it just the 600 number Member Member number that's influencing the party.

2404

03:53:23.520 --> 03:53:26.940

jeffrey mendell: I think it's really the Member number that drives the whole analysis.

2405

03:53:28.170 --> 03:53:30.390

jeffrey mendell: that's really the key issue you.

2406

03:53:30.420 --> 03:53:42.870

Mark Weingarten: know it is a matter of zoning, it is the membership of the club that creates the need for parking it's the number of tables etc it's not it's not these it's not these these people are members there they're already.

2407

03:53:42.900 --> 03:53:43.440

Christopher Carthy: right there.

2408

03:53:44.220 --> 03:53:46.020

Mark Weingarten: For their counted for cars.

2409

03:53:46.350 --> 03:53:53.070

Christopher Carthy: Okay, so Steve, I guess, then the the cottages aren't driving the parking is what i'm getting at.

2410

03:53:53.820 --> 03:54:07.260

Steven Sauro: Okay yeah I know and because I heard a comment before saying that that when they go to the town board that may eliminate some of the need for parking with a parking cat may be altered that's what I heard before and I could have been wrong, but I think I.

2411

03:54:07.440 --> 03:54:13.770

Christopher Carthy: know that back was referring to the membership number it's possible that the town board might say to.

2412

03:54:14.190 --> 03:54:24.630

Christopher Carthy: This club, even though the ID is us 600 as a number he they might say, listen the number is less and therefore your parking is less and therefore you don't need that overflow parking lot.

2413

03:54:27.180 --> 03:54:28.410

Steven Sauro: or land bank it but.

2414

03:54:29.190 --> 03:54:30.240

Steven Sauro: I know Jeff.

2415

03:54:30.270 --> 03:54:39.600

Steven Sauro: Jeff wasn't looking for a straw poll, but I think I was myself were at the previous when you guys came to us last I had.

2416

03:54:40.590 --> 03:54:47.910

Steven Sauro: had some concerns about the parking for the residential component, that there was not if there's a few gatherings in each building.

2417

03:54:48.330 --> 03:55:01.950

Steven Sauro: The six or seven parking spaces out front of each building, six, seven or eight will not be enough and it's in lieu of parking along that road to access the apartments you might need that extra parking and I was four and I do think it could be properly screen.

2418

03:55:03.960 --> 03:55:05.160

jeffrey mendell: Point Steve Thank you.

2419

03:55:07.110 --> 03:55:07.290

Steven Sauro: Your.

2420

03:55:08.880 --> 03:55:17.280

Christopher Carthy: role, and I think, as far as me i'm just concerned that mark weingarten mentioned something about financing and trying to move forward with the application.

2421

03:55:17.970 --> 03:55:29.070

Christopher Carthy: Do we need to review a look at that overflow party now, or are we have we more whining or and have we covered enough for you, or do you need further review.

2422

03:55:29.130 --> 03:55:45.660

Mark Weingarten: I will talk to Jeff offline I mean i'm comforted by the fact that I think what i'm hearing tonight is that on the residential we clearly meet the parking requirements right, because when we just do this site plan for the residential we have we certainly meet the code with.

2423

03:55:45.660 --> 03:55:51.900

Mark Weingarten: respect to the parking requirements of that, so this is really an issue that's going to come in, when we bring you the.

2424

03:55:52.470 --> 03:56:04.620

Mark Weingarten: golf course not so let me have a conversation, which may be, it may just be that with comfortable enough now to proceed and we'll leave that for the discussion with the town board over the membership number and everything else to come back to it.

2425

03:56:04.620 --> 03:56:06.330

Christopher Carthy: So thank you.

2426

03:56:06.660 --> 03:56:07.350

Mark Weingarten: We appreciate.

2427

03:56:07.830 --> 03:56:09.270

Mark Weingarten: We thank you for following up on that.

2428

03:56:09.780 --> 03:56:21.930

Christopher Carthy: Okay, so Adam I think what we're doing is we're sending them on their way, with the hope that sewer and water will go their way and a half of he has been satisfied with this plan.

2429

03:56:23.130 --> 03:56:24.990

Adam Kaufman: yeah yeah so.

2430

03:56:25.770 --> 03:56:30.180

Adam Kaufman: address these open issues sounds like we're certainly heading in the right direction.

2431

03:56:31.020 --> 03:56:39.120

jeffrey mendell: What do we have to do procedurally now Adam and Chris to get a site plan approval for the residential we know we have to deal with utilities.

2432

03:56:40.320 --> 03:56:43.230

jeffrey mendell: But you know, do we have to schedule the public hearing.

2433

03:56:44.310 --> 03:56:46.140

Adam Kaufman: You were going to do that sure.

2434

03:56:46.440 --> 03:56:59.310

jeffrey mendell: yeah so could we get that on the calendar, can we can we move this thing ahead because it's going to take quite a while to you know resolve some of these issues and I really would like to get going on my financing and putting the marketing program together.

2435

03:57:00.450 --> 03:57:03.750

jeffrey mendell: You know we've got a reasonably good market now who knows how long it's gonna last.

2436

03:57:04.020 --> 03:57:09.660

Adam Kaufman: This is what you really question for the for the board if they're comfortable and want to start getting public input so.

2437

03:57:10.950 --> 03:57:15.780

Roland Baroni - Town Attorney: I think at a minimum that sounds gotta have custody of a finalized.

2438

03:57:16.050 --> 03:57:17.040

water plan.

2439

03:57:18.390 --> 03:57:18.570

Adam Kaufman: yeah.

2440

03:57:18.660 --> 03:57:31.710

Christopher Carthy: It just we're just going to be around Robin otherwise we're going to open up that public hearing and we're gonna get a litany



of questions about the water and we won't be able to really answer them well and i'm just gonna have to keep the public hearing open forever.

2441

03:57:31.830 --> 03:57:33.600

Christopher Carthy: Until we resolve that anything that happened.

2442

03:57:34.980 --> 03:57:35.550

Adam Kaufman: What we.

2443

03:57:36.690 --> 03:57:37.980

are more questions.

2444

03:57:40.320 --> 03:57:41.760

Christopher Carthy: i'm sorry I didn't get any of that.

2445

03:57:42.510 --> 03:57:45.840

Roland Baroni - Town Attorney: I said the longer it has to be kept open the more questions.

2446

03:57:46.110 --> 03:57:47.880

Roland Baroni - Town Attorney: right will be asked.

2447

03:57:48.840 --> 03:57:53.130

Adam Kaufman: what's the status can with the ARV did you finish.

2448

03:57:53.190 --> 03:57:54.930

Ken Andersen: With them or no so last.

2449

03:57:56.220 --> 03:58:05.490

Ken Andersen: question last we left them they wanted to see on site, the materials of the clubhouse in connection with the materials of the residents.

2450

03:58:06.450 --> 03:58:22.350

Ken Andersen: To make their final sort of input and that was supposed to happen in the summer, but then we started to go as an internal team back and forth on clubhouse amenities building, what is it going to be yeah Now I know where we are so we could have that meeting.

2451

03:58:22.380 --> 03:58:24.030

Adam Kaufman: Obviously we had ever close.

2452

03:58:24.300 --> 03:58:28.530

Adam Kaufman: Close that loop before we approve everything we did a or B approval.

2453

03:58:28.860 --> 03:58:32.070

Ken Andersen: yeah okay well we'll reach back out to them.

2454

03:58:32.970 --> 03:58:37.050

Christopher Carthy: rolling how far out, do you think salads from giving us some sort of blessing.

2455

03:58:38.220 --> 03:58:41.610

Roland Baroni - Town Attorney: i'm only see he's only seen half date completed plan.

2456

03:58:41.910 --> 03:58:44.970

jeffrey mendell: Okay, let me tell you where we are on that, just so that you have a context.

2457

03:58:46.050 --> 03:59:01.110

jeffrey mendell: For you know we've been advised by the water consultants, that we need to update our pump tests on the wells, that we want to put in service for this, since the data goes back to 2013, so we are ordering new pump tests right now.

2458

03:59:02.280 --> 03:59:07.470

jeffrey mendell: we're going to have to get permitted to do that, I think, probably by department health.

2459

03:59:08.070 --> 03:59:12.240

jeffrey mendell: And and those pump tests will be scheduled for as soon as we could possibly do it.

2460

03:59:12.600 --> 03:59:25.980

jeffrey mendell: Once we have that we can complete the drawings then we'll know you know how to size, the pumps in the vowels and you know pipes and everything and that will be at 100% shortly thereafter and submit that to sell yeah.

2461

03:59:27.870 --> 03:59:28.350

Christopher Carthy: So Jeff.

2462

03:59:30.300 --> 03:59:36.960

jeffrey mendell: Well, I mean some of that is that in my hands, you know do he has a pretty difficult crew to deal with.

2463

03:59:37.560 --> 03:59:42.330

Christopher Carthy: Before I forget that be how long is it before you get to be ill, he is what i'm asking you.

2464

03:59:42.690 --> 03:59:45.450

jeffrey mendell: Know we're we're we're filing a we're preparing the papers right now.

2465

03:59:46.200 --> 03:59:47.940

Christopher Carthy: But when are you gonna do you pump tests.

2466

03:59:48.150 --> 03:59:49.500

jeffrey mendell: Soon, as they give us the permanent.

2467

03:59:50.490 --> 03:59:55.020

Christopher Carthy: Oh, I see what you mean i'm sorry okay all right all right let's see all right.

2468

03:59:55.950 --> 03:59:57.780

jeffrey mendell: I gotta you gotta do it yep.

2469

03:59:57.900 --> 04:00:05.190

Christopher Carthy: Okay, so, then you know what the reality is Jeff I think that the public hearing we would not be doing you any favors.

2470

04:00:05.400 --> 04:00:06.240

Christopher Carthy: Okay until.

2471

04:00:06.390 --> 04:00:10.560

Christopher Carthy: Until that you're not going anywhere without that that's just a fact.

2472

04:00:11.760 --> 04:00:12.180

jeffrey mendell: You know.

2473

04:00:13.560 --> 04:00:16.830

jeffrey mendell: Chris I appreciate that so we're going to push this as fast as we can we'll come back.

2474

04:00:16.860 --> 04:00:17.250  
jeffrey mendell: to you.

2475  
04:00:17.490 --> 04:00:18.210  
jeffrey mendell: When we got a.

2476  
04:00:18.330 --> 04:00:23.070  
jeffrey mendell: You know, a real timeline right, and then you give us your recommendation.

2477  
04:00:23.460 --> 04:00:28.470  
Christopher Carthy: right then we're ready to you know we're ready we're ready to put the metal put the pedal to the metal as well.

2478  
04:00:28.860 --> 04:00:30.120  
Christopher Carthy: Which is that right now.

2479  
04:00:30.180 --> 04:00:31.950  
Christopher Carthy: We would all be spinning around.

2480  
04:00:33.750 --> 04:00:34.290  
jeffrey mendell: I understand.

2481  
04:00:34.800 --> 04:00:36.540  
Christopher Carthy: All right, good luck.

2482  
04:00:36.870 --> 04:00:43.830  
Larry Ruisi: Chris I just it's really kind of maybe out of context, but I heard something early and I think rolling mentioned.

2483  
04:00:44.370 --> 04:00:55.830  
Larry Ruisi: That while this is set, you know the I guess the initial filing was for 600 members and the town board my reduce that number, so I mean I just put on a.

2484  
04:00:56.580 --> 04:01:06.750  
Larry Ruisi: Former from my business had from my former world I don't know if I was sitting in Jeffrey see that my concern me a little unsure you have your performance and you know.

2485  
04:01:07.230 --> 04:01:20.340  
Larry Ruisi: When and how this thing works and the last thing I was wanting to see is you know someone come in at the end, and you know,

reduce it by 100 150 members and then it doesn't work, I mean that's kind of scary for me.

2486

04:01:20.460 --> 04:01:29.730

jeffrey mendell: Anyway, I agree with you it's kind of risky for me to I mean that's what happened to me in the residential approval process here, you know, we had a last minute, you know scalping.

2487

04:01:30.360 --> 04:01:45.510

jeffrey mendell: But just to give you a context, this club which was built in the early 1960s operated under a special use permit from the town for over 60 years before I got involved with a membership Count of 500.

2488

04:01:46.860 --> 04:01:54.960

jeffrey mendell: So we think, the floor is 500 the ceiling is probably 600 and anything in that range is viable, but I appreciate that comment.

2489

04:01:55.140 --> 04:01:55.320

yeah.

2490

04:01:56.640 --> 04:01:59.730

Larry Ruisi: Okay, and I have some thoughts on parking but we'll save that for another.

2491

04:01:59.730 --> 04:02:05.340

Christopher Carthy: Time Larry agree with you to on that point and we'll cross that bridge when we get to it.

2492

04:02:08.940 --> 04:02:10.860

Christopher Carthy: Alright, so all right good night, gentlemen.

2493

04:02:11.550 --> 04:02:12.150

Mark Weingarten: Thank you.

2494

04:02:12.360 --> 04:02:14.430

jeffrey mendell: guys for hanging in there appreciate it.

2495

04:02:14.970 --> 04:02:15.420

Christopher Carthy: All right.

2496

04:02:15.750 --> 04:02:16.230

bye now.

2497

04:02:29.100 --> 04:02:35.460

Christopher Carthy: Alright, so now, so now, I can use the word the penultimate application is round hill road.

2498

04:02:42.090 --> 04:02:43.590

Adam Kaufman: We have Sam here to.

2499

04:02:44.790 --> 04:02:46.410

Adam Kaufman: represent the applicant here.

2500

04:02:47.970 --> 04:02:56.310

Adam Kaufman: Sam do you want to make a quick presentation to the board just explain what's happening here, this one is relatively simple, so I know it's.

2501

04:02:56.400 --> 04:03:00.030

Adam Kaufman: Late if we can get through it, this.

2502

04:03:00.060 --> 04:03:10.050

Sam Gardner: Quick no problem or good evening, and thank you i'm Sam card and i'm the architect who's working with the schwartz's who are the applicants.

2503

04:03:11.640 --> 04:03:13.830

Sam Gardner: Can I i'm going to share my screen with.

2504

04:03:13.890 --> 04:03:15.270

Roland Baroni - Town Attorney: You Thank you.

2505

04:03:24.930 --> 04:03:27.750

Sam Gardner: This is the site plan of.

2506

04:03:29.070 --> 04:03:35.910

Sam Gardner: The residents, if I vinny added it so you're just being sort of the front, two thirds event uh huh.

2507

04:03:39.510 --> 04:03:42.510

Sam Gardner: So you have a winding driveway up.

2508

04:03:43.860 --> 04:03:44.790

Sam Gardner: to the House.

2509

04:03:46.260 --> 04:03:54.630

Sam Gardner: And there were two existing gravel paved areas that they actually made an application or.

2510

04:03:55.740 --> 04:03:58.800

Sam Gardner: as of right to build.

2511

04:03:59.010 --> 04:04:00.570

A one story garage.

2512

04:04:02.040 --> 04:04:04.710

Sam Gardner: which was approved by they are PRC.

2513

04:04:06.480 --> 04:04:15.690

Sam Gardner: We put in a roof drainage underground retention system, and in fact the the slab was port.

2514

04:04:16.830 --> 04:04:22.320

Sam Gardner: And then the Homeowners decided they wanted to add a second story, who are one story garage.

2515

04:04:24.390 --> 04:04:27.270

Sam Gardner: So we redesigned it.

2516

04:04:28.950 --> 04:04:33.210

Sam Gardner: And realized at that point, it was taller than 15 feet.

2517

04:04:34.380 --> 04:04:38.460

Sam Gardner: And it was 805 square feet of.

2518

04:04:39.600 --> 04:04:44.040

Sam Gardner: contained space, so we had to come to for a special permit.

2519

04:04:45.060 --> 04:04:46.980

Adam Kaufman: yeah excellent reveal yeah.

2520

04:04:47.220 --> 04:04:56.940

Sam Gardner: And that that essentially is is the project of the first floor is a garage and the second floor is going to be storage.

2521

04:04:58.140 --> 04:04:59.910

Sam Gardner: I can show you architectural so.

2522

04:05:00.450 --> 04:05:01.740

Adam Kaufman: show the elevations.

2523

04:05:04.500 --> 04:05:06.240

Sam Gardner: Sorry, I opened the wrong age.

2524

04:05:08.730 --> 04:05:16.350

Sam Gardner: This right here is the part the skinny side which faces the driveway.

2525

04:05:20.430 --> 04:05:40.410

Sam Gardner: Just so you see the plan appear it's a one car garage with swinging doors, as opposed to overhead doors, there will be an open stairs in the back the rear end, this is a kind of a deep garage which will take you up to an open storage area okay.

2526

04:05:42.480 --> 04:05:46.350

Sam Gardner: And then the side elevations just have you know windows that.

2527

04:05:48.570 --> 04:05:58.050

Sam Gardner: To allow light into the garage and and the design of this whole profile here is really.

2528

04:06:01.020 --> 04:06:02.850

Sam Gardner: A version of.

2529

04:06:04.110 --> 04:06:06.330

Sam Gardner: i'm going to take you through your files.

2530

04:06:10.050 --> 04:06:12.060

Sam Gardner: It basically looks like the rest of the House.

2531

04:06:12.090 --> 04:06:15.630

Sam Gardner: that's what i'm going to bring it back to is, I have some photographs.

2532

04:06:21.360 --> 04:06:21.750

Sam Gardner: there.



2533

04:06:22.830 --> 04:06:25.650

Sam Gardner: that's that's what the House looks like okay.

2534

04:06:27.240 --> 04:06:36.480

Sam Gardner: This actually top here is we extended this portion there's another photograph oops sorry it's down here.

2535

04:06:37.950 --> 04:06:44.370

Sam Gardner: Well, somehow disappeared Oh, here it is I apologize, this is actually the front of the House.

2536

04:06:45.510 --> 04:06:46.020

Sam Gardner: and

2537

04:06:47.100 --> 04:06:48.960

Sam Gardner: The garage is basically a.

2538

04:06:50.040 --> 04:07:01.560

Sam Gardner: version of what we're trying to do here, got the flat roofs with the deep overhangs it's got a Wayne scope, which is what painted cedar vertical and then stuck out.

2539

04:07:02.640 --> 04:07:03.660

Sam Gardner: finishes.

2540

04:07:05.070 --> 04:07:10.380

Sam Gardner: For the rest of it and that's that's what we're trying to achieve with.

2541

04:07:12.420 --> 04:07:12.720

yeah.

2542

04:07:13.830 --> 04:07:20.100

Sam Gardner: This elevation here Okay, and the rest of the House so that's pretty much the summary of the project.

2543

04:07:20.820 --> 04:07:21.930

Adam Kaufman: yeah good job.

2544

04:07:23.550 --> 04:07:28.860

Adam Kaufman: I don't have any major concerns or with this proposal, it needs a IRB approval.

2545

04:07:29.820 --> 04:07:30.150

Sam Gardner: Right.

2546

04:07:30.480 --> 04:07:40.470

Adam Kaufman: that's going to understand all the infrastructure was reviewed, since it was a one story addition, you know, during that are PRC review so it's really just.

2547

04:07:41.610 --> 04:07:43.080

Sam Gardner: Your and I should say the.

2548

04:07:43.290 --> 04:07:58.950

Sam Gardner: The the in grand retention system was actually inspected and approved and then covered over so it's all in place, we just now got to build it as a two story structure, instead of a one story structure yeah.

2549

04:07:58.980 --> 04:08:02.850

Adam Kaufman: So if there aren't any major concerns from the planning board, we should hear.

2550

04:08:02.910 --> 04:08:04.320

Roland Baroni - Town Attorney: If there are any comments or the planning.

2551

04:08:04.320 --> 04:08:08.700

Adam Kaufman: board if not then they'll have to go to the IRB and watch the whole to hearing.

2552

04:08:10.710 --> 04:08:12.480

Christopher Carthy: Right Adam their faq archie.

2553

04:08:13.620 --> 04:08:16.530

Christopher Carthy: crossland coverage do not change effectively correct.

2554

04:08:16.590 --> 04:08:17.460

Roland Baroni - Town Attorney: Right exactly.

2555

04:08:17.910 --> 04:08:23.370

Christopher Carthy: Right that's why they're important they're drainage drainage plan hasn't changed.

2556

04:08:23.760 --> 04:08:24.090

Sam Gardner: Right.

2557

04:08:24.480 --> 04:08:25.770

Adam Kaufman: that's right just going up.

2558

04:08:25.860 --> 04:08:27.480

Sam Gardner: The footprint right it's this it's.

2559

04:08:27.510 --> 04:08:30.060

Sam Gardner: The same roof, but just 10 feet higher yeah.

2560

04:08:30.150 --> 04:08:32.850

John Kellard - Town Engineer: Okay yeah we approved everything Chris.

2561

04:08:33.240 --> 04:08:34.380

Christopher Carthy: yeah It makes sense shot.

2562

04:08:35.700 --> 04:08:36.840

Christopher Carthy: I have no comments.

2563

04:08:41.040 --> 04:08:43.860

Christopher Carthy: Okay what's The next step for these folks who they need to go to.

2564

04:08:43.860 --> 04:08:44.700

Adam Kaufman: The IRB.

2565

04:08:44.790 --> 04:08:46.380

Adam Kaufman: And then it will be, it will be hearing.

2566

04:08:46.680 --> 04:08:50.190

Christopher Carthy: Right okay so we're members is that OK, with you folks.

2567

04:08:51.120 --> 04:08:52.830

Christopher Carthy: Sir all right, thank you.

2568

04:08:52.860 --> 04:08:56.370

Sam Gardner: Great i'm glad that are fast.

2569

04:08:56.820 --> 04:08:57.090

Christopher Carthy: I am.

2570

04:08:58.380 --> 04:09:03.030

Christopher Carthy: Sam I have one quick question why are you the contract than the on the application.

2571

04:09:03.090 --> 04:09:04.950

Adam Kaufman: I think that was just an error yeah.

2572

04:09:05.190 --> 04:09:06.690

Sam Gardner: That would be a mistake yeah.

2573

04:09:06.780 --> 04:09:07.290

Christopher Carthy: Okay.

2574

04:09:07.440 --> 04:09:10.620

Sam Gardner: I was wondering i'm misunderstanding of the definition i'm.

2575

04:09:10.860 --> 04:09:11.370

Okay.

2576

04:09:12.720 --> 04:09:18.600

Christopher Carthy: yeah okay fine, I just wanted to clarify that didn't stand that myself Okay, thank you.

2577

04:09:18.990 --> 04:09:20.400

Sam Gardner: All right, thank you all.

2578

04:09:21.480 --> 04:09:22.020

Sam Gardner: good night.

2579

04:09:22.290 --> 04:09:22.830

Adam Kaufman: good night.

2580

04:09:28.440 --> 04:09:34.980

Christopher Carthy: So now, the ultimate applications of the evening is 23 Bedford banks little road.

2581

04:09:39.690 --> 04:09:45.540

Christopher Carthy: And then do you want me to preface this with some comments that the town board express the town board meeting, do you think I need to do that.

2582

04:09:46.050 --> 04:09:48.330

Adam Kaufman: that'd be fantastic yeah okay all right.

2583

04:09:51.060 --> 04:09:51.810

Christopher Carthy: Now off a little.

2584

04:09:54.300 --> 04:09:54.780

Christopher Carthy: So.

2585

04:09:55.200 --> 04:09:55.650

Christopher Carthy: You know.

2586

04:09:55.680 --> 04:09:57.960

Christopher Carthy: Planning board members, as I mentioned to you today and an.

2587

04:09:57.960 --> 04:10:06.510

Christopher Carthy: email, there was some concern at the town board as to who should have lead agency on this particular application and.

2588

04:10:08.220 --> 04:10:11.700

Christopher Carthy: Basically, after discussion amongst the town board members.

2589

04:10:13.260 --> 04:10:21.030

Christopher Carthy: They did not vote on it and the lead agency status was left with the planning board, however.

2590

04:10:21.660 --> 04:10:33.090

Christopher Carthy: The town board expressed some interest in this application and some desire to communicate with the planning board so, as you know, I sent the town board a letter today.

2591

04:10:33.570 --> 04:10:39.510

Christopher Carthy: And for the next meeting, and I just said to them listen we're happy to communicate with them, you know if they want to do a.

2592

04:10:39.900 --> 04:10:52.020

Christopher Carthy: A work session with us or join sidewalk whatever they want to do we're happy to communicate with them, and that was just

basically concerned about how the site is going to be developed into the future.

2593

04:10:52.350 --> 04:10:54.990

Adam Kaufman: yeah and I think there's some shared concern.

2594

04:10:56.160 --> 04:11:02.520

Adam Kaufman: Between the town board in the planning board that whatever is occurring at the rear of the property near the state.

2595

04:11:03.270 --> 04:11:07.110

Adam Kaufman: And there was environmentally sensitive areas that the lead agency.

2596

04:11:07.590 --> 04:11:20.010

Adam Kaufman: Or the planning board in this case, takes a hard look at what those impacts are making sure that whatever activities are back back there are not going to be detrimental to the environment, and you know that's certainly a shared concern.

2597

04:11:21.000 --> 04:11:36.930

Christopher Carthy: Right and again, of course, that's something the planning board would do whether the town Board was bringing that to our attention and not quite frankly, but they were just concerned about it, there was some concern, I think, from the town board as well about some of the uses there but.

2598

04:11:38.010 --> 04:11:38.370

Christopher Carthy: You know.

2599

04:11:38.550 --> 04:11:40.260

Christopher Carthy: Whether they're the right uses but.

2600

04:11:40.530 --> 04:11:46.770

Christopher Carthy: that's also something we end the town Board will also need to address some of the issues with a special use permit anyway.

2601

04:11:47.880 --> 04:11:48.570

Christopher Carthy: So.

2602

04:11:48.900 --> 04:11:53.040

Christopher Carthy: Right, so the town Board will still weigh in on this application terms of these.

2603

04:11:53.490 --> 04:11:57.720

Adam Kaufman: yeah and I think that's where we are we're trying to gather the information about.

2604

04:11:58.980 --> 04:12:07.290

Adam Kaufman: You know, certainly what's happening at the front of the building, which is where this all started but we're also going to need to tackle what's happening in the back to.

2605

04:12:07.590 --> 04:12:08.820

Christopher Carthy: For sure yeah.

2606

04:12:12.240 --> 04:12:12.570

Adam Kaufman: yeah.

2607

04:12:14.100 --> 04:12:15.630

anthony veneziano: Good evening how are you we.

2608

04:12:15.810 --> 04:12:21.120

anthony veneziano: we've made it here was trying to make this simple Peter gregory's here with me tonight.

2609

04:12:22.770 --> 04:12:26.580

anthony veneziano: We met with you on December 13 gave you some information.

2610

04:12:28.080 --> 04:12:28.350

anthony veneziano: And I.

2611

04:12:28.380 --> 04:12:30.270

anthony veneziano: Think I just like to start with.

2612

04:12:32.100 --> 04:12:43.410

anthony veneziano: sort of where the town Board was in that discussion, you just brought up because there's two issues, so one was Jose bear really pitched this as a major significant kind of development.

2613

04:12:45.090 --> 04:13:03.990

anthony veneziano: And and we've given you a plans that show there's 50 157 feet of office and 60 456 feet of warehouse, both of which are permitted and accessory permitted, so we are trying to clean up clarify and and legalize this whole site.

2614

04:13:05.610 --> 04:13:09.240

anthony veneziano: But those two uses and the friend we're not expanding the building at all.

2615

04:13:10.950 --> 04:13:19.230

anthony veneziano: You know, you would have thought we were doing something over here, so the whole front of the building staying the same where are we putting in we have uses there now.

2616

04:13:20.040 --> 04:13:30.600

anthony veneziano: We actually said, we had a plea agreement with Peter bliss this week last week regarding certain problems my client had with the building department.

2617

04:13:32.640 --> 04:13:38.640

anthony veneziano: In and we're doing you know experience proven, because the lighting business, which is mark masella his main business.

2618

04:13:39.030 --> 04:13:46.740

anthony veneziano: So he's going to be painting it and upgrading and renovating the outside and Peter Gregory can talk to that we've given you some elevations.

2619

04:13:47.430 --> 04:14:03.270

anthony veneziano: we've talked about the operation of the property which we want to make sure you have your hand on and we are reaching out to DC to get their level of approval for the rear of this site, but there's no further penetration into the wetland buffer in the rear.

2620

04:14:04.680 --> 04:14:19.230

anthony veneziano: westchester county is set the limit on the building at 16 based on septic so there's not that many people in the building, you know it's a warehouse and and it's small offices and then, and then I still think.

2621

04:14:20.280 --> 04:14:30.720

anthony veneziano: We have we have evidence from the seller that his father had pete pad that contract is your back there since 1960.

2622

04:14:31.740 --> 04:14:32.940

anthony veneziano: i've looked at a number of.

2623

04:14:33.990 --> 04:14:41.850



anthony veneziano: Like I haven't been able to get far enough, but I don't see a local law that goes back that far, so I still think there's a chance for the grand fathering.

2624

04:14:42.780 --> 04:14:58.590

anthony veneziano: I think you should engage with the town board but, but I understand from Adam that that one of the town board members went out there, and he was reasonably satisfied with the natural quality of the materials that are out there and what's going on and what is the contractor sure.

2625

04:15:00.000 --> 04:15:01.800

anthony veneziano: So i'm in I am.

2626

04:15:02.820 --> 04:15:12.210

anthony veneziano: As i've told you, before I have a closing you know schedule with the end of May, so and I just know we have to go to the air before the exterior improvements so.

2627

04:15:13.860 --> 04:15:24.150

anthony veneziano: i'm going to try to avoid that special exception use permit, if I can, if I have to go i'd like to go sooner, because when you start to get into multiple applications you start to lose time real fast.

2628

04:15:25.560 --> 04:15:27.930

anthony veneziano: So if that's clear Peter, are you with us.

2629

04:15:28.440 --> 04:15:28.980

Peter J. Gregory, P.E. - Provident Design Engineering: Yes, I am.

2630

04:15:29.760 --> 04:15:37.170

anthony veneziano: hi how are you so if you want to go through some of the plans and some of the exhibit you gave them and then we can go from there.

2631

04:15:38.100 --> 04:15:42.990

Peter J. Gregory, P.E. - Provident Design Engineering: Sure, so what I thought I would do is maybe start with our architectural floor plans.

2632

04:15:49.230 --> 04:15:58.080

Peter J. Gregory, P.E. - Provident Design Engineering: I know from the last meeting and based on some of the feedback that we received there was concerned about how this space was going to be used.

2633

04:15:59.340 --> 04:16:02.610

Peter J. Gregory, P.E. - Provident Design Engineering: The client is day and architects.

2634

04:16:03.990 --> 04:16:15.570

Peter J. Gregory, P.E. - Provident Design Engineering: kind of prepare this for plan, which represents how the space would be allocated in terms of the office and the associate warehouse use.

2635

04:16:16.890 --> 04:16:25.470

Peter J. Gregory, P.E. - Provident Design Engineering: To the right of the building where that's listed as the Insurance Office as the front of the building that's what is the main entrance right now.

2636

04:16:25.950 --> 04:16:27.060

Peter J. Gregory, P.E. - Provident Design Engineering: So they'd be looking to.

2637

04:16:27.330 --> 04:16:27.780

Create.

2638

04:16:29.280 --> 04:16:30.600

Peter J. Gregory, P.E. - Provident Design Engineering: an office space in the front.

2639

04:16:30.900 --> 04:16:31.650

Peter J. Gregory, P.E. - Provident Design Engineering: main level.

2640

04:16:33.060 --> 04:16:45.720

Peter J. Gregory, P.E. - Provident Design Engineering: The lighting business it's office in associated storage space, would be the second use of colored with the yellowish color and then to the rear of the building is what.

2641

04:16:46.410 --> 04:16:51.360

Peter J. Gregory, P.E. - Provident Design Engineering: occupied by the wood flooring business both sharing that storage space in the Center.

2642

04:16:52.620 --> 04:17:01.650

Peter J. Gregory, P.E. - Provident Design Engineering: On a second floor in the front that's the only portion of the building this have a second floor there would be an office considered up there, so.

2643

04:17:02.580 --> 04:17:12.180

Peter J. Gregory, P.E. - Provident Design Engineering: This kind of presents how the space will be used your other thing and then within that space, the number of employees, that would be associated with juice.

2644

04:17:12.600 --> 04:17:23.940

Peter J. Gregory, P.E. - Provident Design Engineering: demonstrated on the chart not to exceed 60 points and again this is limited by the capacity of the existing septic system.

2645

04:17:25.800 --> 04:17:41.190

Peter J. Gregory, P.E. - Provident Design Engineering: The Department has been involved, as I mentioned in the past health department cannot issue a permanent we're not looking to expand the design flows that are being generated in the building we're just looking to continue.

2646

04:17:41.190 --> 04:18:04.530

Peter J. Gregory, P.E. - Provident Design Engineering: To go on the floor, the flows that have always been generated the path health department has been to the site they've witnessed soil area we've documented where the system is that is not the rear of the property within the designated state wetland area it is functioning properly.

2647

04:18:06.480 --> 04:18:20.310

Peter J. Gregory, P.E. - Provident Design Engineering: And they've also had the tanks and the pump system that's feeding it inspected service and repair, so the system is working properly, now the way it was intended to work.

2648

04:18:21.660 --> 04:18:26.910

Peter J. Gregory, P.E. - Provident Design Engineering: In addition to this space, the client has also.

2649

04:18:27.960 --> 04:18:30.360

Peter J. Gregory, P.E. - Provident Design Engineering: Agreed, or is willing to renovate.

2650

04:18:31.770 --> 04:18:46.050

Peter J. Gregory, P.E. - Provident Design Engineering: The building, I know, that was a concern that the the board had that it would be a good opportunity to take some of that into consideration at this point, and they are, they are looking to improve the space that they've taken over.

2651

04:18:47.400 --> 04:18:50.580

Peter J. Gregory, P.E. - Provident Design Engineering: Basically, giving it a facelift.

2652

04:18:51.750 --> 04:18:52.320

Peter J. Gregory, P.E. - Provident Design Engineering: New window.

2653

04:18:52.530 --> 04:18:53.190

doors.

2654

04:18:55.980 --> 04:19:03.630

Peter J. Gregory, P.E. - Provident Design Engineering: Anything on the front and on the sides they've given general elevation right now for both.

2655

04:19:05.670 --> 04:19:09.030

Peter J. Gregory, P.E. - Provident Design Engineering: would be the front side of the building and also even.

2656

04:19:11.670 --> 04:19:34.140

Peter J. Gregory, P.E. - Provident Design Engineering: Alongside this would be on the southern side the southern face of the building and again improvements to the door lighting surface and some architectural treatments, with the trim along the lower level and along the line we also provided a rendering.

2657

04:19:35.220 --> 04:19:40.470

Peter J. Gregory, P.E. - Provident Design Engineering: Is what the building had looked like prior to them occupying.

2658

04:19:40.500 --> 04:19:50.340

Peter J. Gregory, P.E. - Provident Design Engineering: The space with the idea of coming up with something like this, looking at it from the street, which also would incorporate.

2659

04:19:51.390 --> 04:19:59.760

Peter J. Gregory, P.E. - Provident Design Engineering: streetscape landscaping in the front combination of evergreens grasses small shrubs.

2660

04:20:01.050 --> 04:20:01.890

Peter J. Gregory, P.E. - Provident Design Engineering: In front.

2661

04:20:02.460 --> 04:20:03.960

Peter J. Gregory, P.E. - Provident Design Engineering: One the Foundation.

2662

04:20:04.440 --> 04:20:06.390

Adam Kaufman: And again it's a look like sharing.

2663

04:20:06.900 --> 04:20:09.540

Adam Kaufman: That would be amazing that's quite an improvement.

2664

04:20:10.050 --> 04:20:21.660

Peter J. Gregory, P.E. - Provident Design Engineering: It is it's an opportunity for them to do something, and obviously like we had discussed before would have to go to the IRB but their intentions are good, they are looking to make some improvements.

2665

04:20:23.520 --> 04:20:34.470

Peter J. Gregory, P.E. - Provident Design Engineering: And I think we can see what they're starting to do here with what they're considered now in conjunction with this rendering we've also developed a only escape plan.

2666

04:20:37.110 --> 04:20:38.490

Peter J. Gregory, P.E. - Provident Design Engineering: vacation so to.

2667

04:20:41.730 --> 04:20:53.970

Peter J. Gregory, P.E. - Provident Design Engineering: Providing some streetscape the front small shrubs they're currently are some existing evergreen arbor vitae that are providing some screening.

2668

04:20:54.390 --> 04:21:09.450

Peter J. Gregory, P.E. - Provident Design Engineering: From the street looking down the corridor of the asphalt the northern side they are looking to supplement some screening on the opposite side and also incorporated within the parking spaces on the South and along the Foundation, Dr.

2669

04:21:10.200 --> 04:21:10.830

site.

2670

04:21:12.930 --> 04:21:16.380

Peter J. Gregory, P.E. - Provident Design Engineering: As we discussed previously, you know we are looking to.

2671

04:21:16.380 --> 04:21:17.520

Peter J. Gregory, P.E. - Provident Design Engineering: utilize that.

2672

04:21:17.940 --> 04:21:24.150

Peter J. Gregory, P.E. - Provident Design Engineering: asphalt paved area to incorporate the parking spaces in the park improvements.

2673

04:21:25.650 --> 04:21:34.320

Peter J. Gregory, P.E. - Provident Design Engineering: I don't think that, based on what we've discussed that there's going to be a need for the full amount of the parking and fully develop and.

2674

04:21:36.870 --> 04:21:37.950

Peter J. Gregory, P.E. - Provident Design Engineering: move that entire so.

2675

04:21:37.950 --> 04:21:50.340

Peter J. Gregory, P.E. - Provident Design Engineering: they're both like we We feel that we can achieve the required parking along the build in that area and also we've looked at even making some drainage improvements, creating a.

2676

04:21:51.720 --> 04:22:03.210

Peter J. Gregory, P.E. - Provident Design Engineering: vegetated swale capturing a the runoff from the driveway that's there now giving a little bit of form of treatment before it kind of discharge to the rear of the site what it's doing now.

2677

04:22:03.840 --> 04:22:13.860

Peter J. Gregory, P.E. - Provident Design Engineering: And also even providing some physical barrier, you know, maybe, creating some boulder landscape boulder physical barrier demarcation of.

2678

04:22:14.820 --> 04:22:31.680

Peter J. Gregory, P.E. - Provident Design Engineering: Within that buffer area to prevent any further encroachment and we looked at may be incorporating rail fence, you know in this area along here in the southern side to prevent any future encouragement coming into what is this open field on the South side of the property.

2679

04:22:34.530 --> 04:22:44.100

Adam Kaufman: me and Peter, you know, the last time we spoke about this, the we were talking about how to get the proposed mix of uses approved.

2680

04:22:44.700 --> 04:22:53.130

Adam Kaufman: And at that time we understood it to be that they would be the electrical contractors offices based here.

2681

04:22:53.820 --> 04:23:02.640

Adam Kaufman: As part of that electrical contractors business, they would also be this warehouse uses, but now, this seems to be something different.

2682

04:23:02.970 --> 04:23:15.780

Adam Kaufman: Where we've got the wood flooring and some other contractor, so if it's not all tied back to the permitted office use of the design lighting, how did these other uses get permitted.

2683

04:23:19.080 --> 04:23:20.910

anthony veneziano: isn't the office user permitted use.

2684

04:23:21.300 --> 04:23:27.930

Adam Kaufman: Yes, but it looks like they're not connected to that use anymore, the warehouse part.

2685

04:23:29.820 --> 04:23:30.240

Adam Kaufman: Is it.

2686

04:23:31.890 --> 04:23:39.930

Peter J. Gregory, P.E. - Provident Design Engineering: Their their intention was to utilize the offices utilizing associated storage space with each one.

2687

04:23:41.850 --> 04:23:42.840

Peter J. Gregory, P.E. - Provident Design Engineering: Of the lighting.

2688

04:23:43.350 --> 04:23:45.360

Adam Kaufman: So what's wood flooring what is that.

2689

04:23:47.070 --> 04:23:50.970

Peter J. Gregory, P.E. - Provident Design Engineering: I believe it's another division of what he does, in terms of home improvement.

2690

04:23:51.660 --> 04:23:52.830

Adam Kaufman: Oh it's the same company.

2691

04:23:53.340 --> 04:24:00.810

Peter J. Gregory, P.E. - Provident Design Engineering: it's it's this it's the same group I don't know if it's all the same company, but it's a group.

2692

04:24:01.590 --> 04:24:04.170

Adam Kaufman: Alright, well, I guess we've gotta.

2693

04:24:04.230 --> 04:24:09.480

Adam Kaufman: flush that out, so you know you want to make sure you guys can do what you want to do.

2694

04:24:12.480 --> 04:24:15.450

Adam Kaufman: So Tony you'll be able to answer that just.

2695

04:24:16.620 --> 04:24:22.620

Roland Baroni - Town Attorney: Adam you're saying that the warehouse and storage has to be for the office users.

2696

04:24:23.190 --> 04:24:23.970

Roland Baroni - Town Attorney: In their own.

2697

04:24:24.300 --> 04:24:31.440

Adam Kaufman: Right there's no warehouse that's permitted in the district, so there is another use that says uses that our incident.

2698

04:24:31.800 --> 04:24:39.480

Adam Kaufman: To a permitted principle us so we've done that in the past where if there's an office loosen their corporate corporations being run out of it.

2699

04:24:39.690 --> 04:24:54.270

Adam Kaufman: and associated with that permitted principle use they need to have some storage that's been deemed acceptable in the past, but if these are separate entities, then that becomes more difficult to tie those together.

2700

04:24:55.080 --> 04:24:55.260

Roland Baroni - Town Attorney: yeah.

2701

04:24:55.320 --> 04:25:11.910

anthony veneziano: Can you Adam, why do you see that in the office is permitted in the warehouse for that or the storage actually for the office's accessory why don't have to be the same, because I believe there's separate entities that are all part of 23 design group, I think, is going to be the.

2702

04:25:12.630 --> 04:25:14.610

Adam Kaufman: Then that's probably fine if they're all.



2703

04:25:14.610 --> 04:25:16.230

Adam Kaufman: 23 designs right.

2704

04:25:16.830 --> 04:25:20.460

Roland Baroni - Town Attorney: Today is a wood flooring guy going to have an office there.

2705

04:25:21.780 --> 04:25:22.860

anthony veneziano: yeah I believe so yeah.

2706

04:25:23.130 --> 04:25:28.170

Adam Kaufman: Well then, that yeah that's really my question if that's the case, I think we can make that connection.

2707

04:25:28.830 --> 04:25:29.580

anthony veneziano: Thank you okay.

2708

04:25:30.480 --> 04:25:34.920

Adam Kaufman: But, but I think you know you gotta you have to be explicit, so we can cite.

2709

04:25:36.450 --> 04:25:42.750

Christopher Carthy: The offices is one 10th of the word flooring states is that still an you know, a.

2710

04:25:45.750 --> 04:25:46.800

Christopher Carthy: Attached use.

2711

04:25:46.860 --> 04:25:49.440

Adam Kaufman: You may have to have you'll have to make that determination, the.

2712

04:25:49.440 --> 04:25:54.510

Adam Kaufman: Planning you know the planning board got to look at that and make that determination.

2713

04:26:02.760 --> 04:26:05.010

Christopher Carthy: You know, and what zone is this again, please.

2714

04:26:05.010 --> 04:26:06.030

Christopher Carthy: Just refresh my memory.

2715

04:26:06.300 --> 04:26:07.710

anthony veneziano: The front portion.

2716

04:26:08.070 --> 04:26:15.000

Adam Kaufman: Of the building and the property is in the CBD and the reef very rear portion of the building is in the GB.

2717

04:26:17.130 --> 04:26:19.500

Christopher Carthy: Does either one of those permit warehouses.

2718

04:26:21.600 --> 04:26:25.350

Adam Kaufman: The GB might I have to check I see.

2719

04:26:27.870 --> 04:26:32.220

Christopher Carthy: Well, where is the front and where's the back of that building to where it says only where's the line.

2720

04:26:32.940 --> 04:26:33.330

that's right.

2721

04:26:34.980 --> 04:26:36.360

anthony veneziano: To help us Chris it's at the rear.

2722

04:26:36.360 --> 04:26:37.350

Christopher Carthy: Right right.

2723

04:26:39.270 --> 04:26:39.690

mm hmm.

2724

04:26:41.610 --> 04:26:46.350

Christopher Carthy: I mean okay so keep going, I guess, because he's still haven't dealt with the elephant the room.

2725

04:26:47.700 --> 04:26:48.330

anthony veneziano: Which is.

2726

04:26:49.080 --> 04:26:51.060

Christopher Carthy: Well, I think you've got to somehow.

2727

04:26:52.230 --> 04:26:54.570

Christopher Carthy: You know if you come in before the planning board.

2728

04:26:55.230 --> 04:26:57.150

Christopher Carthy: For this we have to clean up the.

2729

04:26:57.150 --> 04:26:58.590

Christopher Carthy: site, we need to.

2730

04:26:59.670 --> 04:27:07.110

Christopher Carthy: We can obviously do anything you know float anywhere without addressing the whole site, and I think your earlier premise about.

2731

04:27:07.530 --> 04:27:16.710

Christopher Carthy: Being grandfathered isn't good enough for the planning board right now, you have to show the whole you have to show you the deal with the whole site what the where the wetlands all where the buffer is.

2732

04:27:17.250 --> 04:27:31.260

anthony veneziano: So that's all on the plan now we can get your your your we were there, so we haven't gotten so I wanted to start with the part of the site, the front part of this site you've got that you've understood what we submitted correct.

2733

04:27:32.130 --> 04:27:35.280

anthony veneziano: yeah and I will talk about now Peter will go through the rear to say.

2734

04:27:35.610 --> 04:27:36.030

Okay.

2735

04:27:37.140 --> 04:27:41.460

Peter J. Gregory, P.E. - Provident Design Engineering: So we had the wetlands flagged recently.

2736

04:27:42.930 --> 04:27:47.400

Peter J. Gregory, P.E. - Provident Design Engineering: There, there is a wetland boundary.

2737

04:27:48.990 --> 04:27:51.810

Peter J. Gregory, P.E. - Provident Design Engineering: That runs through basically the.

2738

04:27:52.890 --> 04:27:53.460

Peter J. Gregory, P.E. - Provident Design Engineering: Rear.

2739

04:27:54.990 --> 04:28:02.460

Peter J. Gregory, P.E. - Provident Design Engineering: almost to the Senate pretty with its hundred foot regulated buffer running through this area through report.

2740

04:28:03.930 --> 04:28:05.190

Peter J. Gregory, P.E. - Provident Design Engineering: Then across up into here.

2741

04:28:06.390 --> 04:28:06.780

Peter J. Gregory, P.E. - Provident Design Engineering: On.

2742

04:28:07.890 --> 04:28:14.040

Peter J. Gregory, P.E. - Provident Design Engineering: This area to the rear of the site has been designated as a contractor's yard.

2743

04:28:15.900 --> 04:28:19.260

Peter J. Gregory, P.E. - Provident Design Engineering: it's my understanding that.

2744

04:28:20.970 --> 04:28:32.430

Peter J. Gregory, P.E. - Provident Design Engineering: That area was subject to whether it was a violation or some concerns were New York state DC had been the property.

2745

04:28:33.540 --> 04:28:45.060

Peter J. Gregory, P.E. - Provident Design Engineering: And we're still trying to research, this because it occurred so we're thinking mid to late 90s your extinct DC going through their records.

2746

04:28:45.600 --> 04:29:00.540

Peter J. Gregory, P.E. - Provident Design Engineering: To provide us with information as to what had transpired what the property was subject to but understanding in discussing this with the people who are occupying that rear of the site.

2747

04:29:01.590 --> 04:29:03.960

Peter J. Gregory, P.E. - Provident Design Engineering: That they have created a.

2748

04:29:03.990 --> 04:29:22.980

Peter J. Gregory, P.E. - Provident Design Engineering: Bear to contain all of that activity in the Arabic that it was observed and would not encourage further any further into the wetlands, there are angry barriers and wire fencing that run along the wetland line my understanding that it had been.

2749

04:29:24.630 --> 04:29:33.030

Peter J. Gregory, P.E. - Provident Design Engineering: turned over the years and the way we're looking at is we haven't heard anything we're assuming that they are in compliance with the conditions that were set forth at that time.

2750

04:29:33.510 --> 04:29:38.280

Peter J. Gregory, P.E. - Provident Design Engineering: we're trying to get a better understanding of what took place, and once we get that you know, will provide that.

2751

04:29:40.710 --> 04:29:43.770

Peter J. Gregory, P.E. - Provident Design Engineering: there's not a lot of people.

2752

04:29:45.150 --> 04:29:47.610

Peter J. Gregory, P.E. - Provident Design Engineering: In the rear of the property on a day to day basis.

2753

04:29:48.930 --> 04:29:54.540

Peter J. Gregory, P.E. - Provident Design Engineering: There are people who have some machinery storage.

2754

04:29:55.830 --> 04:29:58.290

Peter J. Gregory, P.E. - Provident Design Engineering: And also, there is some.

2755

04:29:59.580 --> 04:30:09.510

Peter J. Gregory, P.E. - Provident Design Engineering: Material that's stored brought in taken out but in terms of occupying that space all day long there's generally enough people to the real shade with that.

2756

04:30:11.100 --> 04:30:14.580

Peter J. Gregory, P.E. - Provident Design Engineering: There is a building back there that's on the property.

2757

04:30:16.170 --> 04:30:21.270

Peter J. Gregory, P.E. - Provident Design Engineering: I think there are some things that are stored in their material supplies.

2758

04:30:22.920 --> 04:30:30.990

Peter J. Gregory, P.E. - Provident Design Engineering: But not occupied during the day or any facilities inside their offices out there, those people come and go, during the day.

2759

04:30:32.970 --> 04:30:41.130

Peter J. Gregory, P.E. - Provident Design Engineering: And then that's something that we can see a walk the property, we could take a walk around both sides and get a sense to how that operates.

2760

04:30:41.520 --> 04:30:53.610

Peter J. Gregory, P.E. - Provident Design Engineering: All of the activity takes place the northern entrance and really separate from with your employees would be coming in the southern entrance into the designated parking area.

2761

04:31:00.090 --> 04:31:14.280

Christopher Carthy: Part of the site plan review Adam wouldn't be would with with the with the planning board when the planning board expect the applicant if it's coming before us for site plan review to to basically be compliant with the wetland buffer.

2762

04:31:17.940 --> 04:31:20.220

Adam Kaufman: me not seek a permit is that what you're saying.

2763

04:31:21.000 --> 04:31:31.320

Christopher Carthy: Well, I mean other ones, how can they, how can they I guess unless they're seeking a wetland permit to do work inside of the buffer to store the store soils and materials.

2764

04:31:31.560 --> 04:31:32.670

Christopher Carthy: yeah be done.

2765

04:31:33.780 --> 04:31:34.620

Christopher Carthy: can be done.

2766

04:31:35.850 --> 04:31:36.300

Christopher Carthy: Sorry.

2767

04:31:36.660 --> 04:31:38.340

Adam Kaufman: don't need a permit to do that yeah.

2768

04:31:38.460 --> 04:31:40.830

Christopher Carthy: wetteland permit you mean to do that sure.

2769

04:31:42.480 --> 04:31:42.750

yeah.

2770

04:31:45.030 --> 04:31:56.910

Adam Kaufman: And that's why I think we need to understand what's happening back there you know what business activities are happening, what type of materials are being stored there, we just need to understand that better.

2771

04:32:00.300 --> 04:32:04.890

Peter J. Gregory, P.E. - Provident Design Engineering: Okay, and in terms of the material I believe it's just soil I believe they.

2772

04:32:04.890 --> 04:32:10.470

Adam Kaufman: seem that way but Peter, I mean we need we need definitive answers.

2773

04:32:13.440 --> 04:32:20.880

anthony veneziano: You could condition the site plan approval Adam we could give you a list, and you could condition on stone and soil.

2774

04:32:20.910 --> 04:32:21.660

Adam Kaufman: match on here.

2775

04:32:22.170 --> 04:32:32.700

Adam Kaufman: yeah I mean that's what it looks like is out there, so I agree with that, but I mean we should hear from the horse's mouth, the operators back there What are they doing.

2776

04:32:34.590 --> 04:32:35.580

Adam Kaufman: How are they using it.

2777

04:32:36.960 --> 04:32:38.850

Adam Kaufman: And so we could understand this.

2778

04:32:38.850 --> 04:32:48.900

anthony veneziano: Now Oh, Chris those are to sell his tenants remember my clients in the front building we're buying the entire site, right now, but the people every year our tenants of the seller.

2779

04:32:49.380 --> 04:32:49.770  
mm.

2780  
04:32:50.910 --> 04:32:52.050  
anthony veneziano: hmm that's a little sticky.

2781  
04:32:56.760 --> 04:32:57.240  
Christopher Carthy: well.

2782  
04:32:58.500 --> 04:33:05.460  
Christopher Carthy: Anthony, why is it sticky from the point of view that with the lease and using the term lease when the leaves transfer to the new owner.

2783  
04:33:07.110 --> 04:33:14.760  
anthony veneziano: yeah no will own it now, but I just have to mark my words representing them mm hmm okay.

2784  
04:33:16.470 --> 04:33:24.420  
anthony veneziano: And and and look they think it's a contract is your they think it's grandfather they think it should stay, we need to eliminate define it as Adams talking about.

2785  
04:33:24.840 --> 04:33:34.530  
anthony veneziano: And we need to get to town boards input i'm not saying we shouldn't but Adam walk the site with with one of the town board members that was vocal and taking the lead agency.

2786  
04:33:35.640 --> 04:33:36.810  
anthony veneziano: And he seemed to be.

2787  
04:33:37.890 --> 04:33:40.380  
anthony veneziano: Somewhat surprisingly Okay, with more was back there.

2788  
04:33:42.360 --> 04:33:47.520  
anthony veneziano: So i'd like if that's sort of the case i'd like to you know.

2789  
04:33:48.450 --> 04:34:04.920  
anthony veneziano: See how we're doing with the main building and how the board feels about the main building and these improvements, you know my client he's got a lighting business, primarily, and you know he's not eat some low density use this is 15,000 square feet per person per thousand square feet.



2790

04:34:06.090 --> 04:34:10.050

anthony veneziano: I mean you know and he's going to paint the whole thing, but the landscape you saw his rendering.

2791

04:34:11.400 --> 04:34:19.830

anthony veneziano: You know he's gonna he's going to Lady lightings his main business he's going to light and landscape, all the parking it's going to look much, much better than it does now.

2792

04:34:20.550 --> 04:34:29.790

anthony veneziano: One thing we didn't talk about is the floodplain, we need to come to some accord with the building inspector on the floodplain height Peter do we have a solution for that yet.

2793

04:34:30.960 --> 04:34:44.820

Peter J. Gregory, P.E. - Provident Design Engineering: We do know that there's been a study done close by we're trying to see right now how those that information may transfer in this applies if at all, and based on that we can determine then.

2794

04:34:45.840 --> 04:34:54.600

Peter J. Gregory, P.E. - Provident Design Engineering: If we were some of the equipment in the building a fall if we wanted to look at improving it and raising it above that elevation.

2795

04:34:55.980 --> 04:34:56.190

Okay.

2796

04:35:00.990 --> 04:35:04.350

Christopher Carthy: So Adam what what's The next step here, what are we doing.

2797

04:35:05.010 --> 04:35:14.490

Adam Kaufman: Well, we need to get a handle on what's happening back back back in that rear area right have some communication.

2798

04:35:16.740 --> 04:35:25.020

Adam Kaufman: Interagency discussion with the town board right, so they know what we're doing and what they're staying on top of it.

2799

04:35:26.610 --> 04:35:33.360

Adam Kaufman: No, I don't I really don't want to characterize how that how the members of the town board feel about this at this point.

2800

04:35:33.900 --> 04:35:35.850

Adam Kaufman: we're still learning information.

2801

04:35:36.120 --> 04:35:36.990

Christopher Carthy: And of course now.

2802

04:35:37.050 --> 04:35:41.070

Adam Kaufman: we're going to have the town board in the planning board are going to evaluate it.

2803

04:35:41.610 --> 04:35:42.810

Christopher Carthy: Right now, I agree with.

2804

04:35:43.740 --> 04:35:50.790

anthony veneziano: So Adam if there's soil and stone in the rear and they're coming to get their machines to go to other jobs, which is what I think's happening.

2805

04:35:52.200 --> 04:35:53.340

anthony veneziano: Where where are we.

2806

04:35:55.410 --> 04:35:56.310

Adam Kaufman: What do you mean by that.

2807

04:35:56.820 --> 04:35:59.340

anthony veneziano: Where is, where does he have where do we sit if that's the.

2808

04:36:01.020 --> 04:36:03.570

anthony veneziano: Times, important to me so i'm pressing some of these.

2809

04:36:03.570 --> 04:36:13.260

Adam Kaufman: issues, I think it depends on what how you're going to proceed if you're going to proceed with getting a special permit that's one track and then, if you're going to proceed with seeking a.

2810

04:36:14.400 --> 04:36:17.910

Adam Kaufman: That is determining as grandfathered that's a little different.

2811

04:36:19.260 --> 04:36:26.640

Adam Kaufman: If you're going to go the special permit route we need the information right what what's being stored back there, how much is being stored back there.

2812

04:36:27.030 --> 04:36:39.300

Adam Kaufman: were probably want some idea of what type of vehicles or equipment or stored back there, how many truck trips, you know the the basic parameters of how the yard would operate if we're going to legalize it.

2813

04:36:40.950 --> 04:36:49.980

anthony veneziano: In in Rowland Can you help me find this local law that put this number 12 in the GB zone is the storage of the contract is yard.

2814

04:36:51.480 --> 04:36:54.570

anthony veneziano: Because that's the only fact that need to make or lose the grandfather.

2815

04:36:55.800 --> 04:37:00.870

Roland Baroni - Town Attorney: I wouldn't have I wouldn't have that in my office Tony you have to Brian toilet.

2816

04:37:02.220 --> 04:37:04.080

anthony veneziano: I talked to allison the other day.

2817

04:37:04.800 --> 04:37:05.220

yeah.

2818

04:37:06.690 --> 04:37:09.120

anthony veneziano: She was going to help me i'll talk to her tomorrow and see where it is.

2819

04:37:09.510 --> 04:37:09.930

yeah.

2820

04:37:10.950 --> 04:37:12.810

Roland Baroni - Town Attorney: I will thank you also want to note.

2821

04:37:12.990 --> 04:37:16.860

Roland Baroni - Town Attorney: Adam if there are any petroleum products that are being stored.

2822

04:37:17.280 --> 04:37:19.170

Adam Kaufman: Absolutely, yes, yes.

2823

04:37:19.560 --> 04:37:35.190

Larry Ruisi: When you know it doesn't the seller have the leases for the for the tenants in in the in the back lot and when those leases lay out what businesses back there and the types of operation they're there.

2824

04:37:36.570 --> 04:37:37.350

Larry Ruisi: they're performing.

2825

04:37:38.790 --> 04:37:41.310

anthony veneziano: You would think so, but I don't think so in this case.

2826

04:37:41.610 --> 04:37:46.680

Larry Ruisi: Have you seen as the have you gotten copies of those leases that at all.

2827

04:37:47.370 --> 04:37:47.670

No.

2828

04:37:49.500 --> 04:37:49.980

anthony veneziano: i'm not only.

2829

04:37:51.150 --> 04:37:54.120

anthony veneziano: i'm not sure there are written leases I don't know that.

2830

04:38:00.300 --> 04:38:00.630

yeah.

2831

04:38:04.170 --> 04:38:11.460

Christopher Carthy: So I mean Okay, so we understand that, is there anything we want to just add about like Anthony asked us anything about the front of the building.

2832

04:38:12.090 --> 04:38:13.410

Christopher Carthy: I mean for filming.

2833

04:38:14.130 --> 04:38:20.880

Roland Baroni - Town Attorney: Tony before you leave that subject to the rear yard, if there are no leases wouldn't be easier, just to.

2834

04:38:23.520 --> 04:38:25.830

Roland Baroni - Town Attorney: not have the company work they're.

2835

04:38:28.680 --> 04:38:30.420

anthony veneziano: not have the tenant stay.

2836

04:38:31.080 --> 04:38:40.170

Roland Baroni - Town Attorney: If there's not a lease if he's only month, a month, it seems, your guy has a window to maybe not have all this liability back there.

2837

04:38:43.020 --> 04:38:48.960

anthony veneziano: The incomes is sort of relevant to the purchase price that's been struck this all happened before me.

2838

04:38:49.650 --> 04:38:52.890

anthony veneziano: I see yeah so it's it's a major shift.

2839

04:38:53.310 --> 04:38:57.450

Larry Ruisi: If you don't have the least there's no guarantee guarantee of the future income.

2840

04:38:57.990 --> 04:38:58.260

Right.

2841

04:39:00.030 --> 04:39:01.140

Christopher Carthy: Now you know.

2842

04:39:02.850 --> 04:39:04.620

anthony veneziano: I can't leave something I don't know yet.

2843

04:39:08.070 --> 04:39:11.490

Larry Ruisi: yeah, but if you buy if you buy in a building based upon that revenue.

2844

04:39:13.560 --> 04:39:14.670

Roland Baroni - Town Attorney: may not be there.

2845

04:39:15.600 --> 04:39:16.170

Exactly.

2846

04:39:18.090 --> 04:39:20.400

anthony veneziano: No one's no one's looking to me.

2847

04:39:22.860 --> 04:39:24.210

anthony veneziano: But I appreciate the insight.

2848

04:39:28.500 --> 04:39:30.780

Christopher Carthy: I mean, I just want to say that I wrote and I.

2849

04:39:30.990 --> 04:39:33.060

Christopher Carthy: I appreciate and I appreciate what you're saying with.

2850

04:39:33.270 --> 04:39:47.640

Christopher Carthy: What anthony's same between the lines that that there's a demand so that kind of use that may exceed the supply of that US and they're confident that they will continue to be able to rent that use back there.

2851

04:39:48.630 --> 04:40:01.890

Christopher Carthy: The question becomes will that be a permissible use or will it be shut down by the planning board in the process of this review or something to that effect or severely curtailed by this review.

2852

04:40:02.670 --> 04:40:12.540

Christopher Carthy: And that could severely influence quite frankly i'm reading between the lines that can severely influence the revenue stream back there which could influence the whole package.

2853

04:40:24.660 --> 04:40:25.920

Christopher Carthy: Is there anything else to add.

2854

04:40:28.230 --> 04:40:40.350

anthony veneziano: No, I guess we'll try to finalize some of these details and come back to you with those positions and you'll see your work with the town board and we'll see where we can get, for I guess it'll be two meetings out.

2855

04:40:42.270 --> 04:40:44.700

anthony veneziano: Is that about is that about right here yeah.

2856

04:40:49.140 --> 04:40:49.560

Christopher Carthy: Okay.

2857

04:40:51.060 --> 04:40:53.310

Christopher Carthy: So you'll keep developing your application and.

2858

04:40:54.450 --> 04:40:58.230

anthony veneziano: Yes, we'll keep taking them yeah keep keep.

2859

04:40:58.620 --> 04:41:00.420

Adam Kaufman: me and rolling the loop here.

2860

04:41:01.260 --> 04:41:05.040

Peter J. Gregory, P.E. - Provident Design Engineering: yeah we were there any is there any interest in walking the site at this time.

2861

04:41:05.460 --> 04:41:07.050

Adam Kaufman: probably a good idea yeah.

2862

04:41:09.840 --> 04:41:12.690

Christopher Carthy: Okay, well, can you schedule a sidewalk for us, please.

2863

04:41:15.870 --> 04:41:16.800

Valerie B Desimone: Yes, I can do that.

2864

04:41:18.060 --> 04:41:18.660

Christopher Carthy: Thank you.

2865

04:41:24.900 --> 04:41:26.850

Christopher Carthy: Alright folks Thank you.

2866

04:41:27.930 --> 04:41:28.860

Peter J. Gregory, P.E. - Provident Design Engineering: Thanks, thank you very much.

2867

04:41:30.510 --> 04:41:30.840

Adam Kaufman: Like.

2868

04:41:32.010 --> 04:41:32.730

Christopher Carthy: To.

2869

04:41:36.930 --> 04:41:38.190

Christopher Carthy: Welcome john.

2870

04:41:40.260 --> 04:41:44.700

Christopher Carthy: Thank you finally board members, thank you, Adam  
Thank you.

2871

04:41:44.970 --> 04:41:46.710

Christopher Carthy: Good job guys again, thank you.

2872

04:41:47.430 --> 04:41:48.720

Christopher Carthy: All right, good night folks.

2873

04:41:48.810 --> 04:41:50.400

Jim Jensen: Tonight tonight.

2874

04:41:53.310 --> 04:41:55.320

Christopher Carthy: i'll make a motion to close the planning board  
meeting.

2875

04:41:58.530 --> 04:41:59.040

Jim Jensen: Second.

2876

04:42:00.030 --> 04:42:00.510

ever.

2877

04:42:02.070 --> 04:42:03.810

Christopher Carthy: We go there, we got the last word.