

WEBVTT

1

00:00:02.370 --> 00:00:06.420

Benny Salanitro: Would be 24 foot wide. We've done that.

2

00:00:07.740 --> 00:00:15.150

Benny Salanitro: We live. We also indicated the limits of the proposed new curbing along the roadway.

3

00:00:16.619 --> 00:00:30.780

Benny Salanitro: We added the general statement comments regarding the permit requirements for to obtain the permits from New York State do T. We added some topography. That was not clear on the first iteration.

4

00:00:33.270 --> 00:00:54.630

Benny Salanitro: We updated our plan to reflect the dry wells being down gradient of the existing flows, as recommended and I'm gonna go back to the plans, real quick to show those added a detail for in that protection is required and still fencing was adjusted to incorporate the area within the disturbance

5

00:00:55.980 --> 00:01:11.700

Benny Salanitro: And we updated the plan. There was a error, citing the city away planes. So essentially, but no, this is the plan update we highlighted the engineering comments on revision of one walk through the same on his plan.

6

00:01:14.430 --> 00:01:25.410

Benny Salanitro: This sheet actually shows the compliance with the drop curbing of 24 feet, which is this shaded area here, originally we had Dr. Wells.

7

00:01:26.310 --> 00:01:48.450

Benny Salanitro: was identified as high spots on the property area that's being improved we've we've we've changed that to provide for new pre cash concrete dry wells in line with the drainage flow and concentrated three of those for dry wells directly before the outlet to the storm sewer system.

8

00:01:49.980 --> 00:02:00.840

Benny Salanitro: In a nutshell, that those are the comments from college sessions that we replied back to relative to engineering drawings

9

00:02:05.040 --> 00:02:05.520

mwfarchitects: As far as

10

00:02:06.240 --> 00:02:08.310

mwfarchitects: As far as the architectural drawings

11

00:02:09.570 --> 00:02:10.470

mwfarchitects: Any. Can you just

12

00:02:11.580 --> 00:02:13.890

mwfarchitects: Go to a one or three since you have that up.

13

00:02:15.630 --> 00:02:16.710

Benny Salanitro: Your plan, Mark.

14

00:02:17.040 --> 00:02:17.760

mwfarchitects: Yeah, my plan.

15

00:02:18.690 --> 00:02:20.130

Benny Salanitro: I don't have your

16

00:02:21.120 --> 00:02:21.630

mwfarchitects: Mind on there.

17

00:02:22.290 --> 00:02:24.180

Benny Salanitro: I can, I can get them. Hold on a second.

18

00:02:24.240 --> 00:02:25.890

mwfarchitects: Well, Adam has them. Yeah.

19

00:02:26.100 --> 00:02:27.210

Benny Salanitro: I haven't yet. Hold on, hold on.

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00:02:27.750 --> 00:02:28.410

Benny Salanitro: I have it here.

21

00:02:29.730 --> 00:02:37.230

Christopher Carthy: Joe do since they were just talking about kelut sessions response no response to that you have anything you want to add back before they move on to the next plan.

22

00:02:38.430 --> 00:02:43.590

Kellard Sessions: Now we have reviewed the submission and most everything's been addressed the conditions and the resolution.

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00:02:44.760 --> 00:02:55.680

Kellard Sessions: You know detail some of the minor technical eyes to tease to cross, but nothing really significant. At this point, it's just a, you know, some minor notes and coordination with the plan, the only

24

00:02:57.300 --> 00:02:59.580

Kellard Sessions: I don't wanna say outstanding. The only thing they'll need a

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00:03:00.660 --> 00:03:02.220

Kellard Sessions: Highway permit from do T

26

00:03:04.080 --> 00:03:10.830

Kellard Sessions: So, you know, that's obviously a condition, the result. But the rest of our memo has been for the most part satisfactorily addressed.

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00:03:11.190 --> 00:03:12.060

Christopher Carthy: Okay. Thanks, Joe.

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00:03:12.510 --> 00:03:13.020

mwfarchitects: Thank you.

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00:03:13.080 --> 00:03:17.460

Adam Kaufman: And all that's reflected in the draft resolution that the board has right

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00:03:18.870 --> 00:03:21.600

Benny Salanitro: Back I have sheet 103 up. This is where you want to say.

31

00:03:21.810 --> 00:03:26.430

mwfarchitects: Yeah so basic basically has been in a ready are you

32

00:03:27.240 --> 00:03:27.930

Roland Baroni: Talked about

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00:03:28.290 --> 00:03:32.220

mwfarchitects: You know, the changes were noted on the plans based on

34

00:03:33.540 --> 00:03:35.580

mwfarchitects: The comments that were made and

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00:03:36.840 --> 00:03:48.000

mwfarchitects: You know, essentially, the, the main thing on 103 is obviously, you know, we have the dumpster location and obviously the enclosure to the right of the plan.

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00:03:50.280 --> 00:03:50.790

mwfarchitects: So,

37

00:03:51.990 --> 00:03:55.320

mwfarchitects: Yet to the, to the right, does the dumps through details.

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00:03:56.880 --> 00:03:58.110

mwfarchitects: Just slides are there you go.

39

00:03:58.650 --> 00:04:03.060

mwfarchitects: You're basically enclosure and dumpster location, how to put together.

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00:04:04.500 --> 00:04:17.610

mwfarchitects: If you go down to I'm lighting plan 1071 of the comments we had the coordinate location of lights.

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00:04:18.660 --> 00:04:25.260

mwfarchitects: It's 5000 KS the lighting for this, which is actually on the specification drawing

42

00:04:26.520 --> 00:04:34.320

mwfarchitects: Which is drawing a one on nine that's been there from the get go, but we don't need to look at 109 because no one have been able to read it.

43

00:04:36.300 --> 00:04:51.960

mwfarchitects: So it's actually on this drawing, we show we show what the light heads are we show the locations on the plan and basically the photo metrics have been adjusted and locations adjusted so that our perimeter lighting meets the criteria.

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00:04:54.240 --> 00:05:07.980

mwfarchitects: The next thing we had discussed primarily was planting plan and that's drawing a 110

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00:05:11.610 --> 00:05:13.020

mwfarchitects: Wanted to make it a little smaller.

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00:05:17.430 --> 00:05:18.750

mwfarchitects: Thanks, Benny. So

47

00:05:18.930 --> 00:05:19.260

mwfarchitects: You know,

48

00:05:19.410 --> 00:05:28.080

mwfarchitects: Essentially primarily our, our, our area planting is along the back of the property and adjacent to the neighbor to our side.

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00:05:29.940 --> 00:05:50.190

mwfarchitects: You know, basically selected different types of phone off for the for the property added details for how those things would be the vegetation would be installed a couple flowering dogwoods green velvet box woods variegated literal BAY AND EMERALD GREEN are providing essentially

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00:05:51.300 --> 00:05:52.230

mwfarchitects: You know, randomly.

51

00:05:53.610 --> 00:05:57.840

mwfarchitects: Located with the obviously with a lot taller growing things toward the back

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00:05:59.730 --> 00:06:02.430

mwfarchitects: The other comment that was made was about the fencing.

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00:06:03.540 --> 00:06:16.560

mwfarchitects: There was a concern as to, you know, we're not replacing fencing and we shouldn't have to replace any of the fencing its existing already. But if for some reason. It's something that is going to have to be adjusted.

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00:06:16.920 --> 00:06:18.180

mwfarchitects: The only area that I

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00:06:18.240 --> 00:06:28.020

mwfarchitects: See where there's a possibility that we may have to remove it and then replace would be basically back through spots 12 through 15

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00:06:29.040 --> 00:06:33.690

mwfarchitects: Because that's our tightest point and the fencing is essentially a four foot high

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00:06:35.310 --> 00:06:35.940

mwfarchitects: Fence

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00:06:42.600 --> 00:06:45.840

mwfarchitects: And main essentially that's the comments.

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00:06:47.820 --> 00:06:50.040

mwfarchitects: And description for the things that were discussed

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00:06:51.840 --> 00:07:03.120

mwfarchitects: And certainly aware of the things that the town engineer had asked for that with the DP W and sewer and water as well.

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00:07:05.700 --> 00:07:12.780

mwfarchitects: We, you know, we did obviously Benny had touched on the 24 foot entry at The, the, the base of the grind.

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00:07:13.980 --> 00:07:20.190

mwfarchitects: So that's been actually on drawing one or three. That's the mentioned out and

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00:07:21.240 --> 00:07:22.680

mwfarchitects: We've also provided

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00:07:24.930 --> 00:07:36.660

mwfarchitects: DETAIL, DETAIL sheet. A 106 has been updated and as far as any erosion control information that Ron my drawings for clarity that has

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00:07:37.110 --> 00:07:40.860

mwfarchitects: Drawing has been deleted from the set so Benny's stand alone.

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00:07:43.260 --> 00:07:44.010

mwfarchitects: So obviously we're

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00:07:44.460 --> 00:07:44.760

Adam Kaufman: Good.

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00:07:44.790 --> 00:07:50.580

mwfarchitects: We've added all the fire hydrant details for the project here curb cut details.

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00:07:52.890 --> 00:07:54.510

mwfarchitects: You know, the only item i think that

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00:07:54.660 --> 00:08:08.490

mwfarchitects: Town engineer would like to still see which I'll be happy to talk to Joe about at one point is how our curb detailed ties into where the wall is the walk of the only point where it ties in the wall is essentially

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00:08:10.410 --> 00:08:20.700

mwfarchitects: Less than it's less than three feet high. At that point where the, where the actual curb would die into it but that's something I can review with with the engineer.

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00:08:28.080 --> 00:08:29.400

Christopher Carthy: Or. Members, any questions.

73

00:08:32.610 --> 00:08:35.190

Christopher Carthy: Joe Do you want anything Adam Do you want anything

74

00:08:35.970 --> 00:08:41.250

Adam Kaufman: The only issue, you know, let's, let's just stop sharing this for a sec here.

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00:08:47.760 --> 00:08:50.220

Adam Kaufman: Benny, can you stop screen sharing for a sec here.

76

00:08:50.580 --> 00:08:51.030

Yeah.

77

00:08:52.680 --> 00:08:55.590

Adam Kaufman: There you go. I'm the only issue was

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00:08:55.890 --> 00:08:58.470

Adam Kaufman: Jim brought up the last time to color the lights.

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00:08:58.500 --> 00:09:10.740

Adam Kaufman: So if, if we're going to go with the 5000 which is white, which is my recommendation, but I don't remember. Jim did you want more yellow or what were you, I don't remember exactly.

80

00:09:11.370 --> 00:09:14.880

Jim Jensen: The know the just the concern is that the existing lighting that's in there and

81

00:09:15.600 --> 00:09:27.150

Jim Jensen: It had been very dark are very yellowish when you, you know, so trying to get off of North Broadway into their parking lot. Yeah, difficult if they're gonna be revising the lighting. I think will be helpful I think natural white lighting is always better.

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00:09:27.420 --> 00:09:29.220

Adam Kaufman: So then that's that's what we'll have to find

83

00:09:29.250 --> 00:09:29.490

Yeah.

84

00:09:36.900 --> 00:09:39.210

Adam Kaufman: No comments from the public. I just checked.

85

00:09:39.840 --> 00:09:41.310

Christopher Carthy: Okay, you know what, I guess.

86

00:09:42.690 --> 00:09:45.060

Christopher Carthy: I'll make a motion to close the public hearing

87

00:09:46.740 --> 00:09:49.020

Christopher Carthy: I'll second. Second. All in favor.

88

00:09:51.180 --> 00:10:03.180

Christopher Carthy: So now if there's nothing else we can make a motion to a drop a got the draft resolution and approval and I'm what am I waiting for I am beyond the draft.

89

00:10:04.230 --> 00:10:08.640

Adam Kaufman: Nothing. The only issue I had in there was the color, the lighting at the board preferred

90

00:10:09.570 --> 00:10:13.590

Christopher Carthy: Okay, so why don't I have a final resolution of approval as well.

91

00:10:14.790 --> 00:10:15.690

Adam Kaufman: What do you mean by that.

92

00:10:15.960 --> 00:10:17.940

Christopher Carthy: Well, I have a draft resolution of approval on

93

00:10:18.000 --> 00:10:19.230

Adam Kaufman: Track because you didn't vote on

94

00:10:20.220 --> 00:10:23.070

Adam Kaufman: It to me. It's a draft because you didn't vote on

95

00:10:23.160 --> 00:10:25.680

Christopher Carthy: Okay, fine. So we can just vote on the

96

00:10:25.920 --> 00:10:27.690

Christopher Carthy: draft resolution, we don't have. Okay.

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00:10:27.690 --> 00:10:28.590

Adam Kaufman: would adopt that

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00:10:28.620 --> 00:10:28.920

Adam Kaufman: Right.

99

00:10:29.040 --> 00:10:29.520

Okay, fine.

100

00:10:33.510 --> 00:10:38.610

Christopher Carthy: So does anyone want to make a motion to adopt the draft resolution of approval.

101

00:10:39.930 --> 00:10:44.340

Steven's iPad: Before we do that, does the apple can have any questions on the application on the resolution.

102

00:10:45.750 --> 00:10:46.200

Benny Salanitro: I don't

103

00:10:46.620 --> 00:10:48.240
Know, okay.

104
00:10:50.100 --> 00:10:52.320
Steven's iPad: I'll make a motion to approve the resolution.

105
00:10:53.340 --> 00:10:53.790
Larry Ruisi: Checking

106
00:10:54.510 --> 00:10:55.170
Christopher Carthy: On favor

107
00:10:57.360 --> 00:10:57.870
Christopher Carthy: Excellent.

108
00:10:58.200 --> 00:10:58.560
Adam Kaufman: Great.

109
00:10:59.130 --> 00:10:59.670
Good job.

110
00:11:01.560 --> 00:11:02.340
Benny Salanitro: Thank you all.

111
00:11:02.490 --> 00:11:04.770
Christopher Carthy: Say, I thought that was really nicely improved.

112
00:11:05.340 --> 00:11:07.200
Benny Salanitro: Apps. Thank you very much. Thank you.

113
00:11:08.610 --> 00:11:09.480
Benny Salanitro: We'll be in touch. Oh.

114
00:11:10.110 --> 00:11:11.700
Kellard Sessions: No problem. Anytime. Can I guess.

115
00:11:12.120 --> 00:11:12.840
mwfarchitects: We'll be talking soon.

116
00:11:12.930 --> 00:11:13.290
mwfarchitects: Thank you.

117

00:11:15.300 --> 00:11:23.010

Christopher Carthy: Ok. The next item before us is 25 more to drive to grow and

118

00:11:24.150 --> 00:11:26.340

Christopher Carthy: Events is going to read that knows a public hearing

119

00:11:27.780 --> 00:11:41.190

Jim Jensen: Notices here by, given that the North castle planning board will hold a public hearing online and North castle TV and an Armani and banks for Illinois castle TV Cablevision channels 18 and Verizon 39 north by planes on Monday.

120

00:11:44.280 --> 00:11:49.230

Jim Jensen: Monday, June 22 2027 PM or soon thereafter. When a person may be heard in

121

00:11:49.260 --> 00:11:49.950

Ralph Mastromonaco: Favor of

122

00:11:51.720 --> 00:12:00.570

Jim Jensen: Or or against the 25 orchard 22 Annandale subdivision application. The applicant and seeking approval of a proposed Lot Line realignment

123

00:12:00.960 --> 00:12:16.710

Jim Jensen: Subdivision that would alter the existing common line between 25 works drive and 22 Annandale street the properties of both zone are 10 and know North gas attacks map says lot one dot 01 dash 678 and one away.

124

00:12:17.850 --> 00:12:31.410

Jim Jensen: Dot 01 dish 60 or 67 public comments can be submitted to planning and North castle NY calm during the meeting invitation to the meeting will be given if you like to provide live comments to the board during the meeting.

125

00:12:34.620 --> 00:12:36.570

Valerie B Desimone: I'll paperwork in order for this application.

126

00:12:37.080 --> 00:12:39.300

Christopher Carthy: Things now okay so

127

00:12:40.620 --> 00:12:42.570

Christopher Carthy: Did I make a motion to open the public hearing

128

00:12:45.060 --> 00:12:46.590

Christopher Carthy: I'll make a motion up in the public here.

129

00:12:47.580 --> 00:12:48.030

Steven's iPad: I'll second.

130

00:12:48.660 --> 00:12:49.410

Christopher Carthy: All in favor.

131

00:12:49.800 --> 00:12:50.160

Larry Ruisi: Aye.

132

00:12:50.940 --> 00:12:51.750

Jim Jensen: Thank you. I

133

00:12:53.550 --> 00:12:58.170

Christopher Carthy: So again, I guess we can get a brief discussion from the outcomes, just

134

00:13:00.360 --> 00:13:01.560

Christopher Carthy: Just bring us up to date.

135

00:13:02.910 --> 00:13:04.500

Ralph Mastromonaco: Can you hear me a trough master Monica.

136

00:13:04.860 --> 00:13:05.730

Adam Kaufman: What you're perfect

137

00:13:06.330 --> 00:13:22.650

Ralph Mastromonaco: Okay. Um, well, this is our second meeting and essentially we are simply realigning a property between two existing lots were there had been beforehand, an actual easement over that same area. The amount of

138

00:13:23.790 --> 00:13:26.280

Adam Kaufman: Rock. Do you have the plan. Do you want me to assure

139

00:13:27.630 --> 00:13:34.680

Ralph Mastromonaco: Oh yes, certainly. Yeah, we did submit. So we did submit later plans that maybe came in a day too late for the for the board.

140
00:13:35.160 --> 00:13:35.490
Okay.

141
00:13:36.810 --> 00:13:37.980
Adam Kaufman: Hold on here. Yeah.

142
00:13:42.780 --> 00:13:43.380
Adam Kaufman: You guys can see

143
00:13:47.580 --> 00:13:53.490
Ralph Mastromonaco: It, Adam. If you could zoom in on the area of the center. You can zoom in on that centerpiece.

144
00:13:57.090 --> 00:14:03.510
Ralph Mastromonaco: That little jog is the area that we are giving to the lower lot

145
00:14:04.590 --> 00:14:07.590
Ralph Mastromonaco: That was formerly an easement and

146
00:14:08.850 --> 00:14:14.520
Ralph Mastromonaco: Person that lived there built the patio patio will be cut back to within five feet of the property line as per the zoning code.

147
00:14:15.690 --> 00:14:35.400
Ralph Mastromonaco: In the later plan that where we responded to the comments which guy just didn't make it to your package we are removing the shed as a condition of the subdivision. So that would be not struggling with not be straddling property line between the left side and an hour property and

148
00:14:37.260 --> 00:14:38.070
Ralph Mastromonaco: Other than that.

149
00:14:39.810 --> 00:14:43.110
Ralph Mastromonaco: I think that's all I really have to say about it.

150
00:14:43.920 --> 00:14:44.970
Christopher Carthy: I think that's all there is.

151

00:14:46.770 --> 00:14:47.430

Adam Kaufman: Simple

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00:14:49.380 --> 00:14:55.950

Christopher Carthy: I don't have any further comments or questions about it, but it does anyone else have any comments or questions about this application.

153

00:14:57.480 --> 00:14:58.710

Larry Ruisi: Teams pretty straightforward.

154

00:14:59.880 --> 00:15:04.080

Christopher Carthy: Okay, so I don't see any response from the board Joe anything from you.

155

00:15:04.920 --> 00:15:06.090

Kellard Sessions: Know, this was very straightforward.

156

00:15:06.510 --> 00:15:10.260

Christopher Carthy: Alright, so, then I'll make a motion to close the public hearing

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00:15:10.350 --> 00:15:13.680

Adam Kaufman: Your well, just let me put on the record that we do not have any comments.

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00:15:13.800 --> 00:15:18.270

Christopher Carthy: That we received. Okay, thank you. Okay, I'll make a motion to close to public hearing

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00:15:18.750 --> 00:15:19.170

Larry Ruisi: That could

160

00:15:19.980 --> 00:15:20.640

Christopher Carthy: All in favor.

161

00:15:20.910 --> 00:15:22.050

POLL: Aye. Aye.

162

00:15:22.830 --> 00:15:25.680

Christopher Carthy: Okay, I'll make a motion to adopt that negative declaration.

163

00:15:27.180 --> 00:15:27.600

Larry Ruisi: That could

164

00:15:28.110 --> 00:15:28.950

Christopher Carthy: All in favor.

165

00:15:29.250 --> 00:15:29.820

Jim Jensen: Aye. Aye.

166

00:15:30.510 --> 00:15:33.120

Christopher Carthy: I'll make a motion to adopt the preliminary resolution.

167

00:15:34.680 --> 00:15:35.100

POLLD: Second,

168

00:15:35.850 --> 00:15:36.600

Christopher Carthy: All in favor.

169

00:15:37.020 --> 00:15:37.620

Steven's iPad: Aye. Aye.

170

00:15:38.550 --> 00:15:40.380

Christopher Carthy: Motion to adopt the final resolution.

171

00:15:42.780 --> 00:15:44.310

POLLD: On favor. Hi.

172

00:15:45.330 --> 00:15:45.540

POLLD: Good.

173

00:15:45.840 --> 00:15:46.530

Christopher Carthy: Thank you.

174

00:15:46.740 --> 00:15:48.150

Ralph Mastromonaco: Okay, thank you very much.

175

00:15:48.330 --> 00:15:48.960

Ralph Mastromonaco: Tonight round.

176

00:15:49.980 --> 00:15:50.310

Jim Jensen: And round.

177

00:15:50.880 --> 00:15:51.330

So,

178

00:15:54.810 --> 00:16:02.940

Christopher Carthy: So the next item before us is the mock martland at 5527 banks, a road also a public hearing that was the paperwork in order

179

00:16:04.890 --> 00:16:05.910

Christopher Carthy: Yes. Okay.

180

00:16:06.600 --> 00:16:08.100

Valerie B Desimone: Yes, of course.

181

00:16:08.940 --> 00:16:10.380

Kory Salomone: Hey everybody how's everyone doing tonight.

182

00:16:10.680 --> 00:16:19.200

Christopher Carthy: Hold on a second. Cory. Good evening. Corey and this is there's a notice of public hearing and Michael Pollan is going to read that notice of public hear me, please.

183

00:16:19.890 --> 00:16:35.640

POLL: Notices here by given at the north castle planning board will hold a public hearing online content CTV and Ahmad and banks fell on NC TV Cablevision at&t and Verizon 39 and North White Plains. On June.

184

00:16:38.550 --> 00:16:41.010

POLL: For soon thereafter when any person may be heard.

185

00:16:41.460 --> 00:16:45.690

POLL: In favor or against the MATLAB lot pine and application.

186

00:16:46.710 --> 00:17:01.500

POLL: The opportunity seeking approval of the proposal outline realignment, and also the existing common law outline and would result in my 54 in 3.621 acres and love 55 being 2.982 acres

187

00:17:02.490 --> 00:17:13.170

POLLD: The properties are located at 55 and 57 thanks for road and known on the north castle tax maps and 102 point oh three dash one dash 54

188

00:17:14.100 --> 00:17:22.020

POLLD: And one or two or three dash one dash 55 and both worlds are within the are to a zoning district.

189

00:17:22.920 --> 00:17:38.970

POLLD: Public comments can be submitted to planning at North castle NY calm during the meeting an invitation to the meeting will be given. If you would like to provide my comments to the board during leading by order of the North castle fanboy Christopher party chairman.

190

00:17:40.020 --> 00:17:44.520

Christopher Carthy: We thank you Michael Okay, sorry, and Peter Gregory, how are you

191

00:17:45.330 --> 00:17:46.530

Peter Gregory: Good, how are you good

192

00:17:48.060 --> 00:17:50.220

Christopher Carthy: P, this is beard new. Is this a cold. Yes.

193

00:17:50.220 --> 00:17:50.880

Peter Gregory: It is

194

00:17:51.030 --> 00:17:54.150

Peter Gregory: Oh, Fourth of July. We're going to trim it down. I think

195

00:17:54.450 --> 00:17:57.090

Christopher Carthy: So I want to tell you. I hope so. Find your range of man.

196

00:18:01.380 --> 00:18:04.530

Adam Kaufman: Did I give my senior discount at Dunkin Donuts enough

197

00:18:06.240 --> 00:18:08.610

Christopher Carthy: And listen, you may, you may get hired for Christmas.

198

00:18:09.450 --> 00:18:10.290

Peter Gregory: People have been saying that

199

00:18:14.400 --> 00:18:20.100

Christopher Carthy: So okay, so we read the notice. I'll make I'll make a motion to open the public hearing

200

00:18:22.200 --> 00:18:22.530

Steven's iPad: Second,

201

00:18:23.070 --> 00:18:23.730

Christopher Carthy: All in favor.

202

00:18:25.710 --> 00:18:27.060

Christopher Carthy: The public hearing is open.

203

00:18:27.540 --> 00:18:29.430

Christopher Carthy: And gentlemen, you want to give us

204

00:18:29.700 --> 00:18:30.540

Christopher Carthy: Again, a brief.

205

00:18:31.380 --> 00:18:33.090

Christopher Carthy: Presentation, we're pretty familiar with it.

206

00:18:33.780 --> 00:18:35.550

Kory Salomone: Sure, Pete. You want to put the planet, please.

207

00:18:35.850 --> 00:18:36.210

I will

208

00:18:52.290 --> 00:18:54.540

Peter Gregory: I'll put up the pulmonary plat Corey, if that's

209

00:18:57.540 --> 00:18:58.380

Kory Salomone: Sure.

210

00:19:06.720 --> 00:19:16.830

Kory Salomone: That she was a pretty well. Right. So pretty straightforward lot 55 banks will is vacant land 57 is improved with a single family home.

211

00:19:17.400 --> 00:19:33.300

Kory Salomone: And right now, some pool equipment and part of the septic that services 57 banks Ville encroaches on to 55 banks mill. So we just want to slide the lot light over. We're just transferring about a point 018 acres from

212

00:19:36.690 --> 00:19:48.780

Kory Salomone: From 55 to 57 to accommodate that. And when we initially before your board we pointed out that the pool equipment still didn't meet the 30 foot side yard setback. It was the only non conforming

213

00:19:49.260 --> 00:20:05.370

Kory Salomone: We were at the Zb on June 4 received our variance for the pool equipment to be within the setback area and back here before you this evening to hold this public hearing. And if you're bored deems appropriate to get approval. So we're here to answer any questions that anyone might have

214

00:20:06.330 --> 00:20:11.070

Christopher Carthy: Corey when the, when the video gave you their approval for the equipment. What was the

215

00:20:12.510 --> 00:20:13.800

Christopher Carthy: footage that he gave you

216

00:20:15.060 --> 00:20:20.100

Kory Salomone: We think we're set back 13.8 so they gave us 16.2 feet.

217

00:20:22.140 --> 00:20:22.740

Peter Gregory: That's correct.

218

00:20:22.920 --> 00:20:23.580

No relief.

219

00:20:29.190 --> 00:20:31.770

Christopher Carthy: So right now, you're right on the line. Correct.

220

00:20:32.100 --> 00:20:33.420

Kory Salomone: Correct. We're over right

221

00:20:33.960 --> 00:20:34.740

Peter Gregory: You over

222

00:20:34.830 --> 00:20:35.220

Kory Salomone: Yeah.

223

00:20:35.280 --> 00:20:36.150

Peter Gregory: Here's the line here.

224

00:20:36.990 --> 00:20:37.800

Christopher Carthy: Right, right, right.

225

00:20:39.210 --> 00:20:41.850

Christopher Carthy: Okay, I see. Okay.

226

00:20:42.990 --> 00:20:45.210

Christopher Carthy: And one understand that. All right. I get it.

227

00:20:50.970 --> 00:20:52.440

Christopher Carthy: Board Members. Any other questions.

228

00:20:55.230 --> 00:20:55.470

Jim Jensen: No.

229

00:20:55.620 --> 00:21:01.440

Larry Ruisi: We're talking about lots 55 and 54 I think like 57

230

00:21:05.490 --> 00:21:10.500

Kory Salomone: I was using the dresses. I'm sorry 5554 I switched to addresses.

231

00:21:10.740 --> 00:21:21.570

Christopher Carthy: Okay, it's a little. I mean, that does get a little confusing and that they're referring to lots 5554 but yet, coincidentally the address is a 5557 so it does get a little confusing.

232

00:21:21.780 --> 00:21:22.200

Larry Ruisi: Got it.

233

00:21:22.500 --> 00:21:22.770

Right.

234

00:21:23.790 --> 00:21:25.140

Christopher Carthy: That's an IQ test. Sorry.

235

00:21:27.630 --> 00:21:28.140

Larry Ruisi: Thanks.

236

00:21:31.290 --> 00:21:31.860

Christopher Carthy: So,

237

00:21:33.480 --> 00:21:34.590

Christopher Carthy: I have nothing to add

238

00:21:35.220 --> 00:21:38.700

Larry Ruisi: And what is 54 right now 54 is vacant right

239

00:21:39.750 --> 00:21:40.470

Kory Salomone: Or is vegan.

240

00:21:43.200 --> 00:21:46.320

Larry Ruisi: And and both slots are owned by the same individuals.

241

00:21:46.860 --> 00:21:48.210

Larry Ruisi: Correct. Okay.

242

00:21:55.980 --> 00:21:56.490

Christopher Carthy: Anything else

243

00:21:57.420 --> 00:22:00.150

Larry Ruisi: No, no. Just wanted to make sure I understood

244

00:22:00.390 --> 00:22:01.050

Christopher Carthy: No, I agree.

245

00:22:05.370 --> 00:22:08.640

Christopher Carthy: So I don't think there's any additional comments Adam anything from you.

246

00:22:08.940 --> 00:22:10.380

Adam Kaufman: Know this is straightforward.

247

00:22:10.440 --> 00:22:11.250

Christopher Carthy: Right, Joe.

248

00:22:11.820 --> 00:22:16.290

Christopher Carthy: No, nothing. Good job. Can I just one question I believe

249

00:22:16.950 --> 00:22:20.760

Kory Salomone: Brian from your office was out there to confirm the wetlands on Friday.

250

00:22:21.030 --> 00:22:22.380

Kory Salomone: Yes. Have you spoken with him.

251

00:22:22.890 --> 00:22:24.210

Kellard Sessions: I have, and we're all set.

252

00:22:24.540 --> 00:22:25.410

Kory Salomone: We're all set. Great.

253

00:22:27.810 --> 00:22:32.460

Christopher Carthy: So I'll make a motion to close the public hearing you can close the plan, by the way.

254

00:22:36.720 --> 00:22:38.550

Christopher Carthy: So make a motion to the public hearing

255

00:22:39.720 --> 00:22:40.260

Steven's iPad: A second

256

00:22:40.710 --> 00:22:42.210

Jim Jensen: All in favor. Aye.

257

00:22:43.260 --> 00:22:45.600

Christopher Carthy: Thank you. Alright, so

258

00:22:46.560 --> 00:22:48.450

Christopher Carthy: Make a motion to adopt a negative deck.

259

00:22:49.980 --> 00:22:51.120

Steven's iPad: Like a second that as well.

260

00:22:51.810 --> 00:22:53.580

Christopher Carthy: Thank you. See, all in favor

261

00:22:53.820 --> 00:22:54.510

Larry Ruisi: Aye. Aye.

262

00:22:55.620 --> 00:22:58.230

Christopher Carthy: Make a motion to adopt the preliminary resolution.

263

00:23:00.180 --> 00:23:02.490

Steven's iPad: Before we do that, Chris. Today, many questions as an applicant.

264

00:23:04.440 --> 00:23:05.820

Steven's iPad: Okay. I'll second that.

265

00:23:07.980 --> 00:23:08.790

Christopher Carthy: And

266

00:23:09.810 --> 00:23:10.470

Steven's iPad: Won't favor

267

00:23:11.640 --> 00:23:11.970

All right.

268

00:23:13.560 --> 00:23:17.580

Christopher Carthy: And finally make the motion to adopt the final resolution.

269

00:23:18.270 --> 00:23:19.500

Steven's iPad: I'll second that as well.

270

00:23:22.170 --> 00:23:23.820

Christopher Carthy: Thank you. See, all in favor

271

00:23:24.390 --> 00:23:24.750

Aye.

272

00:23:25.980 --> 00:23:26.220

Christopher Carthy: Excellent.

273

00:23:27.930 --> 00:23:29.700

Kory Salomone: Thank you very much, everyone. Have a great night.

274

00:23:30.330 --> 00:23:30.870
Christopher Carthy: Tonight.

275
00:23:31.140 --> 00:23:31.800
Peter Gregory: And thank you.

276
00:23:36.990 --> 00:23:44.760
Christopher Carthy: Alright, so the next item before is is perhaps a little more complicated is 100 business park. Dr.

277
00:23:47.460 --> 00:23:48.810
Adam Kaufman: Paul's anyone else with you.

278
00:23:52.650 --> 00:23:53.010
Adam Kaufman: Well,

279
00:23:53.820 --> 00:23:57.030
Paul R. Sysak, RLA (JMC): I yes I'm there should be Paul Dumont

280
00:23:57.450 --> 00:24:01.200
Paul R. Sysak, RLA (JMC): Okay, and possibly Vito

281
00:24:04.140 --> 00:24:05.850
Adam Kaufman: Not sure if he's in a way, not just YouTube

282
00:24:06.390 --> 00:24:07.560
Paul R. Sysak, RLA (JMC): OK, that's fine.

283
00:24:09.900 --> 00:24:10.500
Paul R. Sysak, RLA (JMC): Hello everyone.

284
00:24:14.100 --> 00:24:14.580
Adam Kaufman: Good evening.

285
00:24:22.290 --> 00:24:23.970
Adam Kaufman: This is also hearing Christopher

286
00:24:25.590 --> 00:24:28.650
Christopher Carthy: Oh, yes. Okay. I'm Steve.

287
00:24:29.670 --> 00:24:30.810

Steven's iPad: I don't have it does

288

00:24:31.260 --> 00:24:35.580

Christopher Carthy: I'll do it. I'll do it. Okay, so about the pinion working on it.

289

00:24:36.000 --> 00:24:37.560

Christopher Carthy: Yes. Okay.

290

00:24:39.960 --> 00:24:40.410

Christopher Carthy: So,

291

00:24:41.280 --> 00:24:42.840

Christopher Carthy: I'm going to read the notice of public hearing

292

00:24:46.950 --> 00:24:55.410

Christopher Carthy: Notices here by given the North castle planning board will hold the public hearing online and CTV and in our market bansal on CTV Cablevision 18

293

00:24:55.860 --> 00:25:07.260

Christopher Carthy: To 39 fly planes on Monday, June 22 2020 at 7pm when any person may be hurting the favor or against the 100 business park mended site plan the application is seeking

294

00:25:07.470 --> 00:25:17.310

Christopher Carthy: site plan approvals or 5000 cubic yards reduced to 1000 cubic yards of Phil coming off site construction project.

295

00:25:18.090 --> 00:25:24.240

Christopher Carthy: On the site that would be utilized later on the subject site if planning board approval is granted in the future.

296

00:25:24.960 --> 00:25:29.580

Christopher Carthy: The property is approximately 11.3 acres in size and lies within the zoning district.

297

00:25:30.000 --> 00:25:37.830

Christopher Carthy: Scientists currently developed with 62,782 square foot office light industrial building with associated off street parking

298

00:25:38.250 --> 00:25:49.410

Christopher Carthy: The property is located at 100 Business Park Drive and on the north castle tax maps as lot one of 08 point 03 dash one day five, one public comments can be submitted to planning and I've got some new york

299

00:25:50.220 --> 00:25:56.940

Christopher Carthy: During the meeting invitation for the meeting will be given to you if you would like to provide your college life during the board meeting.

300

00:25:58.830 --> 00:26:01.470

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

301

00:26:04.500 --> 00:26:05.130

Christopher Carthy: On favor

302

00:26:05.670 --> 00:26:12.210

Christopher Carthy: I thank you. So the public hearing is open. And again, will I guess we'll hear from the applicant.

303

00:26:14.850 --> 00:26:16.620

Paul R. Sysak, RLA (JMC): I'll share my screen real quick.

304

00:26:18.030 --> 00:26:26.370

Paul R. Sysak, RLA (JMC): public notice, pretty much stole my whole presentation but basically this is the plan that we presented at the last meeting. Can everyone see that

305

00:26:27.600 --> 00:26:29.010

Paul R. Sysak, RLA (JMC): Okay, so it's, um,

306

00:26:30.150 --> 00:26:36.900

Paul R. Sysak, RLA (JMC): This circle was reduced to 1000 cubic yards of off street fill that is become available.

307

00:26:38.640 --> 00:26:45.930

Paul R. Sysak, RLA (JMC): For the, for the project and we located it strategically outside of the 100 foot wetteland buffer.

308

00:26:46.800 --> 00:27:00.390

Paul R. Sysak, RLA (JMC): And at least 200 feet from remaining property lines. I believe it's about 200 feet from the southern property line to the adjacent property. I believe it's 130 Bedford road or

309

00:27:01.230 --> 00:27:26.130

Paul R. Sysak, RLA (JMC): Is this Park Drive and about 300 feet from the Business Park Drive frontage and it's behind a deeply vegetated area, which I think this proposed plan proposes the removal of one town regulated strict tree a six inch diameter willow tree. We've gone through

310

00:27:28.560 --> 00:27:31.830

Paul R. Sysak, RLA (JMC): More of a development, but that's basically the project right there.

311

00:27:35.550 --> 00:27:36.330

Christopher Carthy: But maybe I'm wrong.

312

00:27:40.470 --> 00:27:55.980

Christopher Carthy: You know, I guess we'll open it up, you know you went from 5000 to 1000 and I think I asked you this question last time. What is the probability that you'll need to go from 1000 to 5000

313

00:27:56.190 --> 00:28:00.990

Paul R. Sysak, RLA (JMC): Well, we need more, you know, we need Phil for this project. If you know

314

00:28:02.670 --> 00:28:09.360

Paul R. Sysak, RLA (JMC): If when it gets approved, there is there's going to be the need to import Phil for the construction of the project.

315

00:28:09.570 --> 00:28:21.780

Christopher Carthy: Well, that would that would be under the auspices of that site plan that point then what I'm talking about is between now and the possible approval of that site plan will you need to import more than 1000 cubic yards of fill

316

00:28:23.310 --> 00:28:35.250

Paul R. Sysak, RLA (JMC): All if the opportunity becomes available. We'd have to come back for some sort of an amended approval, because right now we're, you know, we're getting approval for thousand cubic yards and were addressed.

317

00:28:36.630 --> 00:28:46.110

Paul R. Sysak, RLA (JMC): You know, receive from Joe's office that you know engineer this to make sure that we're in compliance with the, the town regulations so

318

00:28:46.800 --> 00:28:56.190

Paul R. Sysak, RLA (JMC): Right now we have where we're comfortable. We can accommodate 1000 cubic yards, but other above beyond that would be something that we need to look into and see if it's been

319

00:28:57.990 --> 00:28:59.760

Paul R. Sysak, RLA (JMC): In that area of the property.

320

00:29:02.880 --> 00:29:03.780

Christopher Carthy: Of the board members.

321

00:29:05.040 --> 00:29:05.430

Christopher Carthy: Jim

322

00:29:06.900 --> 00:29:18.540

Jim Jensen: I had to express just, you know, concern last time only from the Westchester County feedback and that you know the water course in the floodplain the flood way that we haven't

323

00:29:19.980 --> 00:29:33.900

Jim Jensen: We haven't yet resolved or gotten to resolve those issues yet. So there was discussion with that you know if permitting the the applicant to to, you know, place fill on the site, provided it meets the other requirements on how do we

324

00:29:36.240 --> 00:29:38.670

Jim Jensen: What protections are in place in the event that the

325

00:29:40.530 --> 00:29:48.540

Jim Jensen: You know the it needs to be moved it needs to be decreased it, you know, or something else happens along the way and and some of the questions that I have

326

00:29:49.170 --> 00:29:51.480

Christopher Carthy: But we still have to work out the

327

00:29:53.100 --> 00:30:05.610

Christopher Carthy: Possibility of a bond here as well. You know, we have to work out what happens here. If this if this doesn't work out, so there is language in the resolution that we still need to perfect this evening. Chef your board.

328

00:30:08.310 --> 00:30:10.380

Kellard Sessions: Chris, I just have a quick question.

329

00:30:11.760 --> 00:30:23.760

Kellard Sessions: The area that you're proposing for this, the stockpile a portion of that already has a stockpile of fill in debris. I think it looks like it's been there a while is that

330

00:30:24.840 --> 00:30:31.770

Kellard Sessions: Does the thousand yards, you're proposing that area include the volume that that's taking, you know,

331

00:30:32.580 --> 00:30:35.220

Paul R. Sysak, RLA (JMC): It will, it will be separate Joe will make sure the last

332

00:30:35.490 --> 00:30:43.860

Kellard Sessions: Thing you know for the thousand yards discounts the volume needed for was there already, right, that footprint, you know, may get larger, if

333

00:30:44.370 --> 00:30:59.970

Paul R. Sysak, RLA (JMC): Yeah. What, what we're looking at is we're looking at flattening out and putting a net increase of 1000 cubic yards in there. So we think we can get the you know the math to work out but it is important, have an additional 1000 cubic yards.

334

00:31:00.810 --> 00:31:12.000

Kellard Sessions: And then I guess the follow up question. We're going to have 1000 yards of fill in the floodplain. What are you planning to do for the compensatory storage. I know it's temporary, but it's still filling the floodplain.

335

00:31:12.300 --> 00:31:12.690

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

336

00:31:13.050 --> 00:31:19.050

Kellard Sessions: We'll be there so you know that that storage is supposed to hydraulically connect to the

337

00:31:19.110 --> 00:31:19.530

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

338

00:31:19.740 --> 00:31:27.720

Kellard Sessions: So I imagine it would require some level of weapon buffer disturbance to do that, being that the, you know, to connect to the buyer River in the floodplain.

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00:31:29.130 --> 00:31:29.670

Kellard Sessions: I don't know if you've

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00:31:29.820 --> 00:31:30.600

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

341

00:31:31.080 --> 00:31:31.890

Kellard Sessions: Yet on how that's going

342

00:31:32.760 --> 00:31:33.300

Kellard Sessions: I just don't want to.

343

00:31:33.630 --> 00:31:51.480

Paul R. Sysak, RLA (JMC): existing conditions the some of the water flows and gets through to the buyer member, not, not through this buffer, the way that the total work. So we're looking at creating a little bit of a depression between, you know, around in this area of vegetative grass, what

344

00:31:52.170 --> 00:31:55.080

Kellard Sessions: I don't see the plan cool if you could share this angle.

345

00:31:55.740 --> 00:31:56.640

Paul R. Sysak, RLA (JMC): That I stopped caring

346

00:31:56.700 --> 00:32:00.090

Kellard Sessions: Like what is. Yeah, I think so. But what I'm

347

00:32:01.110 --> 00:32:03.810

Kellard Sessions: What I just want to be sure of is, is that we're looking at.

348

00:32:05.610 --> 00:32:13.800

Kellard Sessions: A plan that's going to represent what the ultimate disturbance is going to be here. I don't know if that storage is going to require more tree removal. It may or may not require one buffer disturbance

349

00:32:14.820 --> 00:32:15.300

Kellard Sessions: So,

350

00:32:16.500 --> 00:32:21.300

Paul R. Sysak, RLA (JMC): Yeah, I think we have something that we can that we can go back and forth and talk to your office about

351

00:32:21.960 --> 00:32:22.290

Adam Kaufman: Why

352

00:32:23.100 --> 00:32:25.770

Adam Kaufman: We didn't have a product. We didn't have a hearing for weapons.

353

00:32:25.770 --> 00:32:26.490

Adam Kaufman: Permit oh

354

00:32:27.030 --> 00:32:29.610

Kellard Sessions: No, I know. But that's what I'm getting it. I don't want to

355

00:32:30.870 --> 00:32:38.490

Kellard Sessions: I obviously, you know, down the road can't make the call if that need arises for you find yourself back here for a weapon permit.

356

00:32:39.120 --> 00:32:47.910

Paul R. Sysak, RLA (JMC): I man right now. Right now we have a design that we don't require wetteland buffer disturbance and we were actually before the conservation board last week.

357

00:32:48.840 --> 00:32:59.490

Paul R. Sysak, RLA (JMC): Which I'm happy for you finished the review process with them. We had a successful second meeting and with our mitigation overall on then touch on on the

358

00:33:00.570 --> 00:33:08.400

Paul R. Sysak, RLA (JMC): This application for the Phil So you know we we said it then. Oh, and we're continuing it now. Right now, we're not proposing any well and buffered a service.

359

00:33:10.140 --> 00:33:21.990

Adam Kaufman: On this, on this project, you know, I'm I'm concerned that we're going to be approving Phil for a project that's not yet approved by the board right the board at approved.

360

00:33:22.530 --> 00:33:32.910

Adam Kaufman: The building and we knew this Phil was coming on to the site. It would be much simpler, but to approve Phil on a site in a floodplain where you haven't

361

00:33:35.010 --> 00:33:53.010

Adam Kaufman: wrestled with all those issues or even approved the plan yet is a bit concerning and then coupled with the negative recommendation from the county over the many years I've been a planner. I've only seen a handful of recommended denials from the county

362

00:33:54.300 --> 00:33:54.510

So,

363

00:33:55.800 --> 00:33:56.430

Adam Kaufman: Seriously.

364

00:33:56.550 --> 00:34:08.190

Paul R. Sysak, RLA (JMC): Well that was a significant reduction from the original 5000 which I believe is a modest import request, you know it's it's it's available. You know, one of the, you know, one of the partners.

365

00:34:09.390 --> 00:34:15.450

Paul R. Sysak, RLA (JMC): From the ownership has an opportunity to make an economical decision that that makes sense and

366

00:34:16.560 --> 00:34:20.700

Paul R. Sysak, RLA (JMC): We're going through the right routes to get to, you know, get to the end game with this.

367

00:34:21.390 --> 00:34:31.200

POLL: I have to say, I'm with Adam on that. I think we're putting the cart in front of the horse on this and we're acting contrary to the recommendations of both

368

00:34:32.640 --> 00:34:45.360

POLL: The town planner and Laura Drummond, the planner chief planner for the county Westchester, so I think I appreciate the concept of the bond, but I think

369

00:34:46.560 --> 00:34:49.290

POLL: The timing may be unfortunate from

370

00:34:49.950 --> 00:34:51.240

POLLD: ownerships point of view.

371

00:34:51.480 --> 00:35:02.910

POLLD: And I regret that, but at the same time. This project is not approved, yet there is a floodplain issue there is a wetland nearby. There is no adequate.

372

00:35:04.800 --> 00:35:17.100

POLLD: You know, preventive measure in place to prevent run off to the Byron river, and I think that, you know, this is this is a proposal that is

373

00:35:20.460 --> 00:35:31.980

POLLD: You know F convenient for the owner and I appreciate you know what they're trying to do, but I think that from a planning point of view, it's out of sequence.

374

00:35:37.380 --> 00:35:42.270

Paul R. Sysak, RLA (JMC): Even if we even if we provide the compensatory storage or the additional volume.

375

00:35:44.250 --> 00:35:45.330

Paul R. Sysak, RLA (JMC): There would still be an issue.

376

00:35:49.050 --> 00:35:53.460

Paul R. Sysak, RLA (JMC): Where we're meeting all you know all the requirements with the engineer plan.

377

00:35:54.840 --> 00:35:55.770

POLLD: On those. Oh.

378

00:35:55.800 --> 00:36:05.280

Paul R. Sysak, RLA (JMC): I don't know if it's an engineering related concern. I think it's more of a, are you, are we, implying that the project is approved, if we permit this

379

00:36:06.300 --> 00:36:06.630

Paul R. Sysak, RLA (JMC): You know,

380

00:36:08.580 --> 00:36:12.270

Paul R. Sysak, RLA (JMC): And that's and that's a different subject we can accommodate the

381

00:36:14.010 --> 00:36:14.670
Paul R. Sysak, RLA (JMC): The engineering

382
00:36:15.900 --> 00:36:30.600
POLLD: Well, I think if you want to look at this on a standalone basis. I don't know that this is something that the planning board would approve purely on a standalone basis as a temporary storage measure

383
00:36:35.580 --> 00:36:38.550
Adam Kaufman: You wouldn't approve it on its own, and I think

384
00:36:40.080 --> 00:36:49.350
Adam Kaufman: I see us getting to the end of the road right there's going to be a building on this site. So, you know, that's the flip side of it.

385
00:36:49.980 --> 00:36:56.970
Adam Kaufman: The applicant is going to pursue this and I'm sure there's going to be an agreement with the with the planning board, but we just don't know what that

386
00:36:57.720 --> 00:37:05.940
Adam Kaufman: Ultimate plan is going to look like at this point. So it comes down to the planning board, how comfortable you are approving this now and or not.

387
00:37:07.020 --> 00:37:08.340
Larry Ruisi: Adam, can we

388
00:37:08.400 --> 00:37:22.020
Larry Ruisi: If we were to approve this could we write into the approval that for whatever reason you know the the project doesn't go ahead that needs to be removed or put a timeline.

389
00:37:22.440 --> 00:37:24.360
Larry Ruisi: On how long it can be there.

390
00:37:24.660 --> 00:37:27.540
Larry Ruisi: The other words, give us some back end protection here.

391
00:37:27.540 --> 00:37:27.870
Steven's iPad: So,

392
00:37:28.320 --> 00:37:30.990

Larry Ruisi: We're not left with, you know, a pile of dirt.

393

00:37:31.650 --> 00:37:42.330

Christopher Carthy: Larry, that's all resolution tonight that we have to tweak. That's part of what we're going to do this evening, we're going to discuss those points and literally fill them in into the resolution. Okay.

394

00:37:43.080 --> 00:37:57.150

Christopher Carthy: How long you know how long you know, does it sit there when you know, when do we wanted out of there, if they if they decide not to move forward with the project and the possibility of a bond in the event that they didn't abide by those dates.

395

00:38:02.580 --> 00:38:05.760

Adam Kaufman: But I guess. The first is that is are you gonna

396

00:38:06.900 --> 00:38:08.550

Adam Kaufman: Are you heading towards approving it or not.

397

00:38:08.700 --> 00:38:25.470

Christopher Carthy: Well, I would like to go back to those comments for a moment, which is Joe the Paul said that, you know, he asked about the compensatory storage is the plan set up because you mentioned the plan is and set up as is Ken the plane be

398

00:38:26.790 --> 00:38:32.010

Christopher Carthy: amended so that it says, execute in terms of compensatory storage for the floodplain.

399

00:38:33.120 --> 00:38:42.570

Kellard Sessions: I'm sure can, you know, anything can be engineered, but we haven't seen it. All we have is a stockpile area that's illustrated on a plan. So I don't know what that storage.

400

00:38:42.990 --> 00:38:47.160

Kellard Sessions: Will require them to do with the site. I don't know if it requires, like I say,

401

00:38:47.400 --> 00:38:48.330

Christopher Carthy: The wetland buffer.

402

00:38:48.990 --> 00:38:53.580

Kellard Sessions: Impact in the well and buffer additional tree removal. You know, I don't know what that plan is going to look like yet.

403

00:39:07.320 --> 00:39:07.800

Christopher Carthy: Steve.

404

00:39:10.650 --> 00:39:11.490

Steven's iPad: Maybe you can just

405

00:39:13.710 --> 00:39:21.450

Steven's iPad: Guide us as to what safeguards, you do have with this pile here other than a self defense. Is there anything else you can do.

406

00:39:22.410 --> 00:39:30.960

Paul R. Sysak, RLA (JMC): Ah, well, I think we're going to demarcate it Steve, I think what you know one of the concerns was, you know, how do they know where the wetland buffer is and all that so

407

00:39:31.170 --> 00:39:31.590

Paul R. Sysak, RLA (JMC): I think

408

00:39:31.950 --> 00:39:32.820

Paul R. Sysak, RLA (JMC): We're going to be

409

00:39:33.840 --> 00:39:40.590

Paul R. Sysak, RLA (JMC): You know, we can show you know having staked out and put you know a temporary construction fence.

410

00:39:41.250 --> 00:39:47.250

Paul R. Sysak, RLA (JMC): So that they they know that that that's where it is. They can't go to the left of it or encroach in that area and

411

00:39:47.880 --> 00:40:04.200

Paul R. Sysak, RLA (JMC): Part of it is also that we have the existing pile there that is already out so that that is a good in the field delineation for them when they first start and then we do a double row of silt fence around the, the pilot as well with our standard detail on the on the plan.

412

00:40:04.710 --> 00:40:12.300

Steven's iPad: Right and the show will have been assuming that it does arrive. The fall will have been checked has to be quote unquote clean so

413

00:40:13.020 --> 00:40:22.140

Paul R. Sysak, RLA (JMC): Yes, there's manifests. There's a there was a report done by an independent laboratory. Well, that will test all that stuff. Okay.

414

00:40:22.230 --> 00:40:22.680

Steven's iPad: And then

415

00:40:23.250 --> 00:40:23.820

Kellard Sessions: It was born, I

416

00:40:24.750 --> 00:40:25.560

Steven's iPad: Go ahead. Good job.

417

00:40:25.950 --> 00:40:32.610

Kellard Sessions: As part of that they'll also have to share it by that the material that actually ended up on the site is what was tested and certified clean

418

00:40:33.990 --> 00:40:36.840

Kellard Sessions: Third party, you know, independent consultant

419

00:40:38.910 --> 00:40:49.770

Steven's iPad: See my, my, my take on it is, it might be a little unorthodox. The procedure procedural you know what we're doing. But this application is applicant has

420

00:40:50.970 --> 00:40:55.050

Steven's iPad: Demonstrated that they're moving forward with the plan and the fact that we have some kind of

421

00:40:56.400 --> 00:41:02.070

Steven's iPad: A way out in case this plan doesn't go through with a bond and so on and so forth. I do think that

422

00:41:04.290 --> 00:41:14.430

Steven's iPad: Being it's so close or within the next period of time and whatever that may be six months, three months a year, whatever that may be to commence construction, I think.

423

00:41:15.540 --> 00:41:20.520

Steven's iPad: We have the town has saved courts. If they do, but the stockpile there.

424

00:41:23.010 --> 00:41:39.750

Christopher Carthy: I think you see and I agree with you, and you think Michael said that you were advising against this. I didn't get that impression. I thought you were just simply illustrating the pros and cons of it, not necessarily advising against it.

425

00:41:40.110 --> 00:41:42.360

Adam Kaufman: I am concerned about it.

426

00:41:44.070 --> 00:41:49.740

Adam Kaufman: I think in terms of precedents. It's concerning right

427

00:41:52.410 --> 00:42:01.950

Adam Kaufman: I'd be much more comfortable if we knew if we understood what was going on this site in the areas of disturbance and

428

00:42:05.580 --> 00:42:11.100

Adam Kaufman: This is not a normal a normal request and this this site is highly sensitive

429

00:42:18.390 --> 00:42:24.570

POLL: You're putting a lot of pressure Christopher on your enforcement, you know, resolve. Okay.

430

00:42:25.050 --> 00:42:34.650

POLL: And I under I appreciate the efforts. The board is going through to put bombs into place and to put time limits and parameters on this.

431

00:42:36.030 --> 00:42:58.380

POLL: And that necessarily has to be followed up with the determination to utilize those mechanisms and and I have also a fair amount of skepticism about those once once they're in place and, you know, plus you're putting us an unconventional

432

00:43:00.270 --> 00:43:04.860

POLL: Step in place for a project that hasn't been approved yet.

433

00:43:06.150 --> 00:43:09.720

POLL: And where the plans are still fluid and

434

00:43:10.860 --> 00:43:13.290

POLL: The think you're putting the board in a

435

00:43:14.700 --> 00:43:17.790

POLL: less favorable position to evaluate

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00:43:18.990 --> 00:43:30.600

POLL: Those proposals later. I appreciate the the applicant is exactly, in effect, and I attribute. No, no intention to them whatsoever.

437

00:43:31.980 --> 00:43:42.600

POLL: Just think that it's a bad precedent, it's out of sequence and it creates other problems down

438

00:43:42.930 --> 00:43:43.320

Okay.

439

00:43:44.370 --> 00:43:45.780

Christopher Carthy: I appreciate that point as well.

440

00:43:53.010 --> 00:44:00.960

Christopher Carthy: I mean, the reality is, I'm here, I'm listening to the board very carefully and the reality is we are and what we don't normally do is where

441

00:44:03.960 --> 00:44:13.020

Christopher Carthy: We're making we're proceeding on the premise that you know what what you're going to do next is going to be approved. When in fact, we don't really know if it's going to be approved. Though we

442

00:44:13.500 --> 00:44:24.060

Christopher Carthy: Again, we think, something will happen here. And that kind of gives some people might interpret it to as a green light to your plan because we've approved this this evening.

443

00:44:25.590 --> 00:44:28.320

Christopher Carthy: So I think that's a reservation in terms of precedents.

444

00:44:29.730 --> 00:44:32.130

Christopher Carthy: That the board is concerned about

445

00:44:36.150 --> 00:44:56.340

POLL: I think also Christopher you know as board members and I'm rolling can speak to this, you know, we have the ability to rely upon the advice

of our professionals. Okay, so when our professionals, tell us that we are acting

446

00:44:57.450 --> 00:45:10.230

POLL: Properly okay as board members, we're entitled to rely upon that. But when we have recommendations from to planners at the town level and at the county level.

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00:45:12.090 --> 00:45:17.760

POLL: That this is whatever word you want to choose abnormal for out of the ordinary.

448

00:45:19.140 --> 00:45:31.080

POLL: Again, we're not obligated okay to you know he that but it's the other side of that reliance coin when you're professionals are telling you

449

00:45:31.440 --> 00:45:42.840

POLL: That this is abnormal out of the ordinary. And maybe Adam is not choosing those words, but I would suggest Adam is diplomatic and tactical as he is is recommending against it.

450

00:45:44.040 --> 00:45:47.070

POLL: That we really have to proceed carefully.

451

00:45:47.640 --> 00:45:48.090

Okay.

452

00:45:50.190 --> 00:45:50.910

Christopher Carthy: Thank you, Michael.

453

00:45:55.770 --> 00:45:59.100

Christopher Carthy: Okay. Well, I mean, again, I've listened to the board very carefully.

454

00:46:00.540 --> 00:46:02.190

Christopher Carthy: I see where this is going.

455

00:46:03.570 --> 00:46:05.310

Christopher Carthy: Jim, you want to add anything to

456

00:46:05.310 --> 00:46:11.610

Jim Jensen: This no i i i do you know those were my opening concerns about that, you know, the county's

457

00:46:12.750 --> 00:46:21.600

Jim Jensen: THE COUNTY'S letter Adam expressed some concerns of this being at a phase. And I know that someone mentioned precedents that we have run into

458

00:46:22.260 --> 00:46:43.290

Jim Jensen: Similar things when some of these have come before us. That sounds like a T co where we've then regret it later on, you know, so I feel that not enough is known about the what's what is we're not clear enough to having actually an approved plan that this seems premature.

459

00:46:48.780 --> 00:46:50.460

Paul R. Sysak, RLA (JMC): However, if I may just add

460

00:46:50.490 --> 00:47:01.080

Paul R. Sysak, RLA (JMC): You know, regardless. I mean, we're, we're certainly going to require 1000 cubic yards, no matter what size building, you know, we're proposing here so that that's really our reasoning.

461

00:47:01.770 --> 00:47:17.340

Paul R. Sysak, RLA (JMC): Could we use 10,000 yards 8000 yards. Sure, whatever it ends up being but you know the map that we settled on and we thought that we were comfortable with. Last, last time we were speaking, it seemed like a reasonable request, you know, 1000 cubic yards is available.

462

00:47:17.550 --> 00:47:24.060

Paul R. Sysak, RLA (JMC): 1000 yards is definitely going to be required and something is going to get built in this

463

00:47:24.570 --> 00:47:37.560

Paul R. Sysak, RLA (JMC): You know we we feel strongly that something is, you know, we're moving in the right direction that something will eventually get here which will require at least 1000 cubic yards to make it feasible for construction.

464

00:47:37.980 --> 00:47:42.720

Paul R. Sysak, RLA (JMC): So that really was the reasoning behind this plan.

465

00:47:43.800 --> 00:47:45.240

Paul R. Sysak, RLA (JMC): You thought it was a reasonable request.

466

00:47:46.620 --> 00:47:53.640

Roland Baroni: The only thing that I can state and I said it at the prior meeting as well is that

467

00:47:54.990 --> 00:48:15.210

Roland Baroni: The county letter to the extent that you're relying on that as being a reason why nothing may ever be approved here back in 2007 there was a real concern about flooding and mamaroneck and large month we had some severe storms where that flooding did occur.

468

00:48:16.470 --> 00:48:17.100

Roland Baroni: And

469

00:48:18.780 --> 00:48:34.590

Roland Baroni: My recollection, and I've since confirmed that my recollection with Mindy Berard who was as you know my chili arrows administrative assistant back in that error. She was the legislative aide to

470

00:48:35.610 --> 00:48:45.270

Roland Baroni: Blonde NOLA who was then a county legislator and her recollection is the same as mine that that Senator Schumer was able to come in with

471

00:48:46.170 --> 00:48:54.750

Roland Baroni: A lot of federal aid and those flooding conditions down county where, to a large extent ameliorated and resolve.

472

00:48:55.440 --> 00:49:09.870

Roland Baroni: So to think that that in and of itself would be a reason why this property's not developed. I think the world has changed since 2007 and frankly, I was very surprised to see Norma drum and bring that issue up again.

473

00:49:12.660 --> 00:49:28.020

Jim Jensen: She you know your she didn't roll and she didn't expand upon. I think she said the issues still exist. And she didn't she didn't cite the basis for that. But in her letter she said they're still there.

474

00:49:31.620 --> 00:49:33.870

Jim Jensen: And that's what we know. But, you know,

475

00:49:33.960 --> 00:49:42.960

Paul R. Sysak, RLA (JMC): We're going to have the flood study prepared and then things like that as well that that they're asking for. So it's, you know, we're not ignoring that letter by any means, we

476

00:49:42.960 --> 00:49:43.230

Valerie B Desimone: Are we're

477

00:49:43.350 --> 00:49:55.290

Paul R. Sysak, RLA (JMC): Happy to. Then it's on Joe's radar to it's you know it's under your radar. It's under Adams Joe's everyone has their finger on this and it's not something that we're going to, you know, not address

478

00:49:56.460 --> 00:50:01.320

POLLD: With the plans for the development itself for the for the project itself.

479

00:50:04.260 --> 00:50:04.770

Paul R. Sysak, RLA (JMC): What was that

480

00:50:05.370 --> 00:50:08.970

POLLD: What's the status of the plans for the development of this site.

481

00:50:10.500 --> 00:50:12.630

Paul R. Sysak, RLA (JMC): We're in the process of having the

482

00:50:12.660 --> 00:50:17.880

Paul R. Sysak, RLA (JMC): The floodplain analysis prepared so you know we're gearing up for a recent mission to your board.

483

00:50:19.230 --> 00:50:23.940

Paul R. Sysak, RLA (JMC): In the coming months, but we need some information back.

484

00:50:25.080 --> 00:50:27.330

Paul R. Sysak, RLA (JMC): From the flood consultant. Right.

485

00:50:27.390 --> 00:50:33.690

POLLD: But you see, that's the point is the development has issues of itself that require study as well.

486

00:50:36.180 --> 00:50:37.530

POLLD: So, I mean, that's

487

00:50:37.740 --> 00:50:48.690

Paul R. Sysak, RLA (JMC): Yeah. But in the meantime, you know, we got Architecture Review Board done. We had to conservation board meetings. We got a real positive referral back last week, so it's not, you know, we are making progress with the other boards.

488

00:50:49.230 --> 00:50:56.010

Paul R. Sysak, RLA (JMC): And we're just trying to get our ducks in a row to make a comprehensive submission back to your board dressing Adams and Joe's comments.

489

00:50:58.170 --> 00:51:02.880

Steven's iPad: I think procedurally procedurally those things have to be done anywhere and they're going, they're running

490

00:51:03.060 --> 00:51:07.800

Steven's iPad: Concurrently through all the other application processes netball was just mentioning

491

00:51:09.180 --> 00:51:10.560

Paul R. Sysak, RLA (JMC): Wanting to get done with them for

492

00:51:12.540 --> 00:51:21.900

Steven's iPad: And I think that the county level was more of a macro letter stating that you know really consider the development and upper down on this.

493

00:51:23.100 --> 00:51:43.290

Steven's iPad: On this site in in its entirety, not, not specifically for the stock by know she did mention the, the actual, you know, thousand yard stockpile. But in its totality. She was actually questioning the feasibility of or non feasibility of developing the site at all. And I think that was

494

00:51:43.530 --> 00:51:44.220

Steven's iPad: More macro

495

00:51:44.280 --> 00:51:45.990

Steven's iPad: Macro level, which I totally

496

00:51:47.250 --> 00:51:54.990

Steven's iPad: I don't agree with Roman at this is many, many changes have taken place over the years I've witnessed wisdom witness them like myself.

497

00:51:56.400 --> 00:52:00.540

POLL: Right. But given the questions raised about the feasibility.

498

00:52:00.960 --> 00:52:02.130

POLL: Of the development in its

499

00:52:02.130 --> 00:52:04.350

POLL: Entirety then

500

00:52:05.370 --> 00:52:05.670

POLL: That

501

00:52:05.730 --> 00:52:08.430

POLL: Also indicates the

502

00:52:10.560 --> 00:52:19.500

POLL: Questionable need for the storage to fill on this site the feasibility of the project as a whole is in fact

503

00:52:21.840 --> 00:52:30.510

Steven's iPad: I just think the feasibility of the whole is in question at the county level because its proximity to the screen. The applicant actually

504

00:52:31.170 --> 00:52:39.360

Steven's iPad: And Paul please correct me if I'm wrong is in the granite and stone business. So the warehouse that's going to go here.

505

00:52:40.140 --> 00:52:50.250

Steven's iPad: In my opinion, can be more advantageous to a highly sensitive site as compared to many other uses that may potentially go there. If this does not go there.

506

00:52:50.640 --> 00:53:02.040

Steven's iPad: Because it's basically natural material stone granite marble. So I do think that it you know I'm looking a little further down the road and maybe perhaps most but I'm saying this is if

507

00:53:02.250 --> 00:53:10.740

Steven's iPad: If a project is or can be suited for this site. I think this can be a very well environmentally safe choice.

508

00:53:11.460 --> 00:53:23.130

POLL: And Steve understand I don't disagree with you. Um, I think the difference is you're willing to make assumptions. You know, I'm not willing to make and rely upon in making this determination.

509

00:53:23.820 --> 00:53:24.090

Jim Jensen: Okay.

510

00:53:24.210 --> 00:53:25.560

Steven's iPad: That's fair enough. Fair.

511

00:53:26.040 --> 00:53:34.620

Larry Ruisi: So, so I have a question for Joe. So right now we're talking about bringing in 1000 yards and stockpiling it

512

00:53:35.220 --> 00:53:45.780

Larry Ruisi: I'm assuming that you know this Phil is certified and certified clean instead of socks stockpiling and doing know enough about the site.

513

00:53:46.320 --> 00:54:03.030

Larry Ruisi: Where you could actually distribute it and then if the site. We're not approved it. Will you would just have, you know, additional soil on this piece of land is that is, you know, so this is really for Joe What's your thinking on that.

514

00:54:05.490 --> 00:54:09.480

Kellard Sessions: I don't think we know where the final product is going to end up right now.

515

00:54:09.660 --> 00:54:12.540

Larry Ruisi: And so we don't we don't know enough about the site to distribute it

516

00:54:13.230 --> 00:54:20.280

Kellard Sessions: I don't think so. And to distributed Larry is going to require that where they're showing it now is, is the least

517

00:54:21.570 --> 00:54:28.260

Kellard Sessions: Amount of tree removal. Once you start to spread it. Now you're talking about clearing trees. Your disturbance on focus larger

518

00:54:30.180 --> 00:54:37.950

Kellard Sessions: If you were to move ahead with this, I'd prefer that you keep that stockpile as tight as possible and keep that footprint as small as possible.

519

00:54:38.100 --> 00:54:39.720

Larry Ruisi: Okay. All right. Thanks, Joe.

520

00:54:41.040 --> 00:54:47.700

Paul R. Sysak, RLA (JMC): Yeah, I would agree with that. Joe, there's no plans to start doing that we want to keep it isolated and

521

00:54:48.390 --> 00:55:03.450

Paul R. Sysak, RLA (JMC): The further talk about you know the the applicants investment in North castle. I mean, this is a long term decision for them, obviously they're willing to invest however much money into, you know, consolidating their business operations to to North castle.

522

00:55:04.560 --> 00:55:08.340

Paul R. Sysak, RLA (JMC): I've said numerous times they've done an amazing

523

00:55:08.640 --> 00:55:08.940

Paul R. Sysak, RLA (JMC): Job at

524

00:55:08.970 --> 00:55:10.470

Paul R. Sysak, RLA (JMC): rehabilitating the site.

525

00:55:11.940 --> 00:55:14.220

Paul R. Sysak, RLA (JMC): They're not trying to cut corners here obviously

526

00:55:14.550 --> 00:55:22.830

Christopher Carthy: You know, will actually pull that no, no one on the board has suggested, otherwise, and even the arguments against this are not really contrary to what you just said.

527

00:55:23.340 --> 00:55:25.830

Christopher Carthy: So what I am going to say is, I think,

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00:55:26.100 --> 00:55:37.740

Christopher Carthy: The board members have opine well but I don't think we can vote on this yet, because the application. The, the resolution is still has

529

00:55:38.910 --> 00:55:48.330

Christopher Carthy: Exits in it. It has, you know, parameters that it needs to be filled filled in. And then we can put it before the board for a vote, but right now.

530

00:55:48.630 --> 00:55:59.130

Christopher Carthy: Even as it stands, there are issues in the resolution that haven't been addressed, and I think we need to address those despite the multiple concerns from the board.

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00:56:00.840 --> 00:56:11.820

Adam Kaufman: And we can talk about the timing I think more critically is the the fully developed plan. We need to just understand what what's going to happen at the end of the day.

532

00:56:13.200 --> 00:56:21.480

Adam Kaufman: That Joe was talking about earlier. So the compensatory storage and what what does that ultimate plan look like. I think that's something you want to see.

533

00:56:21.750 --> 00:56:28.920

Christopher Carthy: Right. So then, Adam. The bottom line is if we're going to wait to see that plan with competitive compensatory storage.

534

00:56:29.340 --> 00:56:44.340

Christopher Carthy: And see if that invades the wetland buffer. The truth of the matter is the planning boards, not in a position to vote tonight, anyway. And in which case what we should do is send the applicant home with at least give them some parameters in terms of the dates and the bond.

535

00:56:44.490 --> 00:56:55.560

Christopher Carthy: Earth teeth back and come back to us. Should we vote it up a voted down that will be determined by the board, but right now the board Kenyan vote on this resolution because there are too many blanks it

536

00:57:03.120 --> 00:57:03.420

Adam Kaufman: Okay.

537

00:57:04.590 --> 00:57:08.100

Christopher Carthy: Well, good. Adam, what I'm asking you is

538

00:57:09.570 --> 00:57:11.550

Christopher Carthy: Right now there are there are

539

00:57:13.050 --> 00:57:16.590

Christopher Carthy: Bibles in the application that are waiting to be filled in.

540

00:57:16.830 --> 00:57:23.670

Adam Kaufman: Yes. Like how long you want to give the applicant to us to felt that that's really the major issue here.

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00:57:24.450 --> 00:57:41.250

Christopher Carthy: Right. And then again, I would say to the board, we can fill those in. Because when we might as well have all the data in front of us, so that when we do vote on it, we're voting up or down based on what we see there, as opposed to putting up a doubt, without having that is

542

00:57:41.250 --> 00:57:42.510

Adam Kaufman: Now, I think that's very

543

00:57:42.570 --> 00:57:46.140

Roland Baroni: Reasonable but what's in that going to be discussed this evening.

544

00:57:46.680 --> 00:57:48.270

Christopher Carthy: Is we're going to discuss it now rolling

545

00:57:48.930 --> 00:57:49.110

Yeah.

546

00:57:51.150 --> 00:57:51.750

Christopher Carthy: So,

547

00:57:52.830 --> 00:57:54.780

Christopher Carthy: Paul when you first see

548

00:57:59.070 --> 00:58:00.390

Christopher Carthy: Being done with your

549

00:58:01.800 --> 00:58:04.290

Christopher Carthy: I haven't emailed me that I don't need in front of me.

550

00:58:06.930 --> 00:58:09.060

Christopher Carthy: The reason why that's up on the on the

551

00:58:10.590 --> 00:58:11.160

Christopher Carthy: Screen.

552

00:58:12.480 --> 00:58:13.230

Christopher Carthy: Okay, thank you.

553

00:58:16.110 --> 00:58:17.730

Christopher Carthy: Paul when you first see this

554

00:58:20.460 --> 00:58:22.350

Christopher Carthy: Store. It's coming down.

555

00:58:24.390 --> 00:58:30.630

Paul R. Sysak, RLA (JMC): Well, it's available now, from what I stand. So, this you know they were trying to hopefully get up.

556

00:58:30.660 --> 00:58:33.420

Adam Kaufman: You know approval of the other end, Paul.

557

00:58:34.080 --> 00:58:34.470

Adam Kaufman: When is it

558

00:58:34.560 --> 00:58:39.600

Adam Kaufman: When it when or how long until this gets used is really the question.

559

00:58:40.710 --> 00:58:49.710

Paul R. Sysak, RLA (JMC): It's, it's going to get us this. You know what, once we get site plan approval. They're going to be fight. You know, we're going to get our construction documents together and

560

00:58:50.100 --> 00:58:52.980

Christopher Carthy: What's your outsides at your site plan approvals, what

561

00:58:52.980 --> 00:58:56.220

Christopher Carthy: I'm asking you what's your outside atheist cyclical

562

00:58:59.130 --> 00:59:05.010

Paul R. Sysak, RLA (JMC): Mean, we'd like to get it in the next few months before the end of the year, you know for sure.

563

00:59:08.130 --> 00:59:16.260

Christopher Carthy: So by 1231 2020 you think you would be moving this material out of stockpile into usage.

564

00:59:16.800 --> 00:59:18.390

Paul R. Sysak, RLA (JMC): Or before. Ideally, you know,

565

00:59:18.720 --> 00:59:20.190

Paul R. Sysak, RLA (JMC): However long it takes us to get

566

00:59:20.190 --> 00:59:22.680

Paul R. Sysak, RLA (JMC): Everything to you guys and, you know, continue the process.

567

00:59:22.860 --> 00:59:30.540

Christopher Carthy: But again, you know, the truth of matter is to Michael's point in Jim's point we don't know how long that plus this is going to be, because we don't know what's coming before us.

568

00:59:31.350 --> 00:59:31.680

Know,

569

00:59:33.240 --> 00:59:40.140

Christopher Carthy: Okay. That's one question. The next question is, Joe. Have you given any thought to the bond issue here.

570

00:59:42.810 --> 00:59:56.490

Kellard Sessions: I yeah we talked about at the last meeting. I think you will want some level of protection to, you know, in the event this Phil sits longer than you anticipated and you then tell the owner, he's got to get it off the site.

571

00:59:56.700 --> 01:00:02.250

Christopher Carthy: We have to export 10,000 years I mean 1000 yards of fell so that's

572

01:00:03.930 --> 01:00:05.280
Christopher Carthy: One of the 50 trucks.

573
01:00:07.230 --> 01:00:08.460
Christopher Carthy: 55 trucks maybe

574
01:00:09.330 --> 01:00:13.350
Kellard Sessions: Yeah. And then you've got to restore the area of a stop on areas to and

575
01:00:13.410 --> 01:00:15.600
Kellard Sessions: So remember, Justin conditions are

576
01:00:17.130 --> 01:00:20.400
Kellard Sessions: And should probably talk to Jamie

577
01:00:21.810 --> 01:00:27.840
Kellard Sessions: With regards to business park drive itself whether or not you know he may want a little something in there just to protect him. It

578
01:00:28.650 --> 01:00:29.130
To the road.

579
01:00:30.210 --> 01:00:35.970
POLLD: Let me ask you this, and where we going to put it when it comes time to explore that exercise our right on the bomb.

580
01:00:37.290 --> 01:00:38.940
Christopher Carthy: Michael, you say that again, please.

581
01:00:39.300 --> 01:00:48.180
POLLD: So when. So let's say we satisfy the engineering issues we have a safe distance from the buffer.

582
01:00:49.560 --> 01:00:51.060
POLLD: We're satisfied, it won't

583
01:00:52.230 --> 01:01:11.190
POLLD: Go into biome River and the deed comes in goes on the bottom and we say, Okay, we're going to exercise our rights and draw upon the bond to compensate the town of North Castle for the cost of removing 1000 nodes of Phil

584

01:01:12.270 --> 01:01:13.800

POLL: And taking all the remedial action.

585

01:01:13.980 --> 01:01:14.940

POLL: Where, where are we going to put

586

01:01:18.930 --> 01:01:21.060

Christopher Carthy: Normally when you export Phil

587

01:01:22.470 --> 01:01:24.930

Christopher Carthy: That's part of the the the trucking costs.

588

01:01:26.130 --> 01:01:27.030

Christopher Carthy: Includes

589

01:01:28.590 --> 01:01:38.310

Christopher Carthy: You know storage off site. Let's say you took your thousand yards and you bought a two line items you bought it someplace like that they may have a price to bring it in. And that can be part of the bond.

590

01:01:38.880 --> 01:01:46.710

Christopher Carthy: Not saying, that's it. I'm just saying. In order for the planning board to adjudicate the application fairly and fully I think we should have

591

01:01:46.980 --> 01:01:48.690

POLL: That information. Well,

592

01:01:49.770 --> 01:01:50.700

POLL: But right now.

593

01:01:51.390 --> 01:02:03.900

POLL: But. But now, if there's a place to temporarily store this fill in the interim, okay. Why is that burden fall upon town. Okay.

594

01:02:05.280 --> 01:02:08.460

POLL: I mean, Paul explain the fill is being excavated

595

01:02:09.510 --> 01:02:11.400

POLL: From a site that's owned by

596

01:02:12.720 --> 01:02:15.690

POLLD: A principle of this property.

597

01:02:17.490 --> 01:02:18.840

POLLD: Why isn't that an option that's

598

01:02:18.840 --> 01:02:27.900

POLLD: Available to to that owner. And why is that risk being allocated to the tell at this point.

599

01:02:32.160 --> 01:02:36.900

Paul R. Sysak, RLA (JMC): Well, I think I still think that that exists. Michael right now you know that option.

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01:02:37.650 --> 01:02:38.640

Paul R. Sysak, RLA (JMC): On existence and

601

01:02:40.740 --> 01:02:46.200

POLLD: It does not exist. So, how we would exist for the town when it comes time for the town's exercise.

602

01:02:48.360 --> 01:02:52.200

Adam Kaufman: Okay permanently export it temporarily

603

01:02:55.320 --> 01:03:04.230

Paul R. Sysak, RLA (JMC): It'll have to go to up you know either one of those processing plants or or another, another project that's looking for clean FILL THOSE ARE THE. Those are the options.

604

01:03:04.710 --> 01:03:06.450

POLLD: But it only gets permanently relocated.

605

01:03:07.980 --> 01:03:08.220

POLLD: Right.

606

01:03:09.810 --> 01:03:12.510

POLLD: And Paul, why can't remain where it is right now.

607

01:03:16.920 --> 01:03:18.480

Paul R. Sysak, RLA (JMC): Well, they don't want a big pile of

608

01:03:19.530 --> 01:03:20.070

Paul R. Sysak, RLA (JMC): Soil

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01:03:21.360 --> 01:03:26.250

Paul R. Sysak, RLA (JMC): On the site. Right. That was 100 that's why we're having a discussion. Are you talking about in the plausible site.

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01:03:27.540 --> 01:03:27.840

POLLD: Right.

611

01:03:28.140 --> 01:03:29.910

POLLD: The plausible. Right.

612

01:03:30.630 --> 01:03:34.650

Paul R. Sysak, RLA (JMC): Um, well you know it's it's it's it's part of construction, you know, there's

613

01:03:34.710 --> 01:03:37.410

Paul R. Sysak, RLA (JMC): There's limited space and they have to get rid of it.

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01:03:45.060 --> 01:04:04.080

Christopher Carthy: Me and Paul when is when is 1000 years become less expensive than the process of trying to store 1000 yards in North castle on this site. I mean, I can't imagine that you know what's 1000 yards worth to export it and and bringing in later. Anyway, I mean, it's not that much.

615

01:04:05.130 --> 01:04:17.430

Paul R. Sysak, RLA (JMC): I honestly don't know. Chairman, but you know, it's this is a decision that the applicant and wanted us to pursue and it seems to make economic sense for him. And that's why, you know, that's why we're doing it, you

616

01:04:17.460 --> 01:04:24.120

Christopher Carthy: Know I I understand the logic. I understand his logic. I'm just saying that between the

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01:04:25.290 --> 01:04:30.210

Christopher Carthy: The, the Planning Board Review and the process here, this could get expensive to

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01:04:31.320 --> 01:04:38.520

Christopher Carthy: Plan this and then the economic argument becomes less compelling. And I'm wondering if the application even consider that now.

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01:04:41.220 --> 01:04:41.700

Paul R. Sysak, RLA (JMC): They might

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01:04:43.440 --> 01:04:45.510

Paul R. Sysak, RLA (JMC): As opposed to the, I don't know, we'd have

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01:04:45.510 --> 01:04:51.180

Paul R. Sysak, RLA (JMC): To we'd have to let them know where where the stands with their decisions right now.

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01:04:52.200 --> 01:05:02.820

Paul R. Sysak, RLA (JMC): And what kind of information they're looking for, what kind of bond, they're looking for, what kind of duration, are they willing to give them and they're going to have to weigh those options to see if it's worth pursuing.

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01:05:03.240 --> 01:05:03.750

Christopher Carthy: Right.

624

01:05:03.960 --> 01:05:07.680

Roland Baroni: Agree so so Paul is 2012

625

01:05:09.030 --> 01:05:17.220

Roland Baroni: On a one year build year. I mean, somebody must have a plan of how this is going to unfold. Is that your bill year

626

01:05:18.660 --> 01:05:27.630

Paul R. Sysak, RLA (JMC): They would like from what I understand, to build as soon as we get, you know, approvals, we're gonna we're going to start processing all the applications are building cetera

627

01:05:28.230 --> 01:05:35.670

Roland Baroni: So if the bill had not been if the film has not been distributed by 1231 2021

628

01:05:37.110 --> 01:05:42.780

Roland Baroni: Then the performance bond could step in and require the removal

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01:05:43.410 --> 01:05:45.810

Roland Baroni: If it had they haven't done anything with it.

630

01:05:46.860 --> 01:05:59.850

Roland Baroni: A year and a half from now the town would contract for someone to take it away and use that money to pay for it. We're not gonna, we're not going to take it away. We don't have those vehicles.

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01:06:01.410 --> 01:06:03.780

Roland Baroni: We're gonna hire somebody to remove it.

632

01:06:04.470 --> 01:06:20.130

Christopher Carthy: And we understand that role and and part of part of the concern from Jamie is that 55 trucks truck loads running up and down. Business Park Drive could do some damage to the Business Park Drive and he's concerned about the quality of the road, and he wants to bomb that as well.

633

01:06:21.510 --> 01:06:27.090

Roland Baroni: Well, it's, it's a public road. Now, we weren't having this discussion about

634

01:06:28.740 --> 01:06:34.140

Roland Baroni: Bringing it in prematurely. There may be 8000 yards that have to come on to this property.

635

01:06:35.550 --> 01:06:47.700

Roland Baroni: We're going to require a bond on a public road because of truck traffic. I don't think we did that for the Bristol. I don't think we've done that in other situations on public roads.

636

01:06:52.560 --> 01:06:54.450

Adam Kaufman: Sure might have done that, actually.

637

01:06:54.720 --> 01:06:58.770

Kellard Sessions: I think we did. And we did for for the bowling alley as well obviously all

638

01:06:59.370 --> 01:07:04.770

Roland Baroni: New York City DDP that's that's that's a different story, but I don't think we've done that with any

639

01:07:04.920 --> 01:07:06.540

Roland Baroni: local business owner

640

01:07:08.700 --> 01:07:18.060

Kellard Sessions: And just to be clear, Chris, I haven't spoken to Jamie about that yet. I'm just, I'm just questioning, he may, you know, I know he's discuss that on other projects in the past.

641

01:07:18.240 --> 01:07:21.450

Christopher Carthy: Right, I didn't even saw kind of putting words in his mouth either just

642

01:07:21.570 --> 01:07:24.420

Christopher Carthy: I understood his point even denying some point

643

01:07:25.380 --> 01:07:27.180

Roland Baroni: I don't think we have the legal right.

644

01:07:27.660 --> 01:07:29.130

Roland Baroni: To do that on a public road.

645

01:07:30.960 --> 01:07:41.580

Christopher Carthy: So that we can put that aside, but again. Regardless, I don't see how the planning board. My point now is I don't see how the planning board can vote intelligently on this application until the rest of the

646

01:07:42.150 --> 01:07:53.070

Christopher Carthy: Until the resolution is filled out completed and right now the resolution of the plan is not completed, we don't have a bond. We don't have gates and we don't have a

647

01:07:53.970 --> 01:07:56.310

Adam Kaufman: Rolling just suggested the date.

648

01:07:56.850 --> 01:08:01.860

Adam Kaufman: The bond amount is going to come or we always established upon them out post approval.

649

01:08:02.190 --> 01:08:03.360

Christopher Carthy: I see. Okay.

650

01:08:04.380 --> 01:08:10.950

Adam Kaufman: I think the real issue is what the plan looks like in the full extent of disturbance that's

651

01:08:11.490 --> 01:08:13.020

Kellard Sessions: That's the unknown right now.

652

01:08:13.260 --> 01:08:15.150

POLL: Yeah. Can I ask a question of Roland here.

653

01:08:16.320 --> 01:08:24.960

POLL: talking back to the determining about rolling you've suggested previously, there are limitations on our ability to require bonds.

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01:08:26.520 --> 01:08:36.210

POLL: Are limited to certain circumstances, they may be limited amount describe those limitations to us so we can understand them as we consider this question.

655

01:08:38.940 --> 01:09:00.840

Roland Baroni: Well, I don't, I don't think it's within the town's jurisdiction, whether it's the town board or the planning board to require a performance bond be place on normal construction traffic on a public road so I

656

01:09:01.860 --> 01:09:04.050

Roland Baroni: Think I don't think that's legitimate.

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01:09:05.550 --> 01:09:09.840

Roland Baroni: In terms of this particular project. Yes, you could require performance bond.

658

01:09:11.190 --> 01:09:22.680

Roland Baroni: That if that Phil has not been distributed on the site and construction is not proceeding on a daily basis and an expeditious fashion that the bond would be called

659

01:09:23.610 --> 01:09:36.030

Roland Baroni: The proceeds of the bond would then come to the town and the material would be removed by a contractor or the bonding company can choose to do that itself doesn't necessarily

660

01:09:36.360 --> 01:09:38.700

Roland Baroni: Give the town the proceeds.

661

01:09:38.940 --> 01:09:44.850

Roland Baroni: If they have a they could come in and truck it away. And that's all at all happens

662

01:09:46.050 --> 01:09:58.470

Roland Baroni: Only if the developer doesn't remove it voluntarily because he having a performance bond called on a developer is the death knell to ever getting a future bond.

663

01:10:00.660 --> 01:10:12.540

Larry Ruisi: Chris. Chris isn't isn't the question here. Um, the following. Let's assume for a second. We can get the performance bond that we're happy with. We can get

664

01:10:12.960 --> 01:10:13.560

Larry Ruisi: A date.

665

01:10:13.650 --> 01:10:25.410

Larry Ruisi: That, you know, we're happy with the real, the real question here seems to be is this is this planning board willing to approve something

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01:10:26.100 --> 01:10:38.940

Larry Ruisi: Based upon you know a future unknown plan and and listening to, you know, Joe's views and Adams us, you know, even if we were to get those things laid out.

667

01:10:40.050 --> 01:10:51.570

Larry Ruisi: You know what's you know what's the feeling of the board. I'm getting I'm you know I'm hearing from from Michael and Jim that you know they're, you know, they're not leaning in that direction.

668

01:10:51.570 --> 01:10:51.900

Christopher Carthy: So,

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01:10:52.290 --> 01:10:58.380

Larry Ruisi: You know we are we dealing with a lot of details that really perhaps are not relevant.

670

01:10:58.770 --> 01:11:09.690

Christopher Carthy: Well, the reason I was stressing them is because the board is split. I wanted as much information to be transparent prior to the boy having to be

671

01:11:10.590 --> 01:11:16.200

Larry Ruisi: Well, maybe you know maybe asking Michael and Jim you know if those things were

672

01:11:17.250 --> 01:11:25.710

Larry Ruisi: rational and reasonable. Does that change their initial view and I'm listening to Michael I don't think it does. But I don't want to put words in his mouth.

673

01:11:26.370 --> 01:11:44.310

POLL: Well, I am obviously, you know, uncomfortable with this. I think we are proceeding in, you know, the incorrect order. I was trying to determine whether or not some of these details are feasible, you know, to our satisfaction.

674

01:11:45.330 --> 01:11:55.650

POLL: You know, being the lawyer you know that I am you know myself. Of course, I hear all of the ambiguities and potential for, you know, disputes and

675

01:11:56.460 --> 01:12:08.400

POLL: You know litigation that might arise on the ability to, you know, draw on the bond. I mean, what does it mean to say whether or not someone is proceeding expeditiously or not.

676

01:12:09.690 --> 01:12:11.340

POLL: You know, so that's that's rife.

677

01:12:12.390 --> 01:12:14.010

POLL: With dispute and

678

01:12:15.360 --> 01:12:32.460

POLL: Trying to determine how real that comfort is. So that being said, I have reservations, to your point, Larry about yeah the sequence and the structure and proceeding contrary, you know, to the recommendations of the professionals.

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01:12:36.360 --> 01:12:37.320

POLL: In a macro sense

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01:12:38.310 --> 01:12:39.450

Jim Jensen: And if I may just

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01:12:40.620 --> 01:12:49.410

Jim Jensen: Concerned about the process. She has it being out of phase and some of what I think are some environmental issues that can be worked out, but they have not yet and

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01:12:50.250 --> 01:12:58.230

Jim Jensen: You know bonding as as a recourse or coverage. There was a recent example where it was a fleece for a landscaping plan where

683

01:12:58.680 --> 01:13:10.440

Jim Jensen: The applicant. Wouldn't there was a bond in place, but then the applicant wouldn't allows every call the town to be on the property to inspect it. So I think what did we waive the bond or we essentially we kind of throw our hands up in the air.

684

01:13:11.490 --> 01:13:17.700

Jim Jensen: We weren't able to actually enforce it. So I don't always know what level of protection that will have here.

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01:13:22.530 --> 01:13:24.030

Paul R. Sysak, RLA (JMC): I don't know, I guess, I guess.

686

01:13:24.630 --> 01:13:35.190

Larry Ruisi: I guess I'm, you know, let me just, you know, I'm kind of back and forth on this as much as I'd like to help the applicant and and you know be

687

01:13:35.580 --> 01:13:48.240

Larry Ruisi: Helpful to, you know, someone who's going to basically choosing the town of North castle to do something very positive. I'm concerned when I'm listening to Joe and Adam and Jim and Michael, you know,

688

01:13:49.110 --> 01:13:55.500

Larry Ruisi: You know, should we be, should we be pushing this through and and you know that's just kind of where I am right now.

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01:14:01.320 --> 01:14:08.670

Kellard Sessions: I don't plan you have a plan that's either in the works are prepared that you can present to the board and another meet think i think i think

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01:14:08.790 --> 01:14:16.320

Kellard Sessions: I don't. Yeah, for the board, but at least had a plan to look at and see and understand what the full extent of this is, it might might help their decision.

691

01:14:16.680 --> 01:14:22.050

Paul R. Sysak, RLA (JMC): Mm hmm. Yeah, we we develop the plan further
gel, you haven't had the benefit to review it yet, but we did make

692

01:14:23.250 --> 01:14:34.560

Paul R. Sysak, RLA (JMC): Supplemental submission today addressing atoms
in your comment memo. So we do have a further develop plan. Obviously the
Planning Board hasn't seen it yet, but we're

693

01:14:35.580 --> 01:14:45.180

Paul R. Sysak, RLA (JMC): Confident that it addresses the outstanding
engineering comments and you know we did the calculation we have 40 cubic
yards.

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01:14:46.110 --> 01:15:06.450

Paul R. Sysak, RLA (JMC): Below the 100 year flood elevation. So we had
to provide compensatory storage for 40 cubic yards, which is a dump truck
and a half, so not insignificant amount of storage flood storage, you
know, to help address some of the major concerns about that in this
interim situation so

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01:15:07.740 --> 01:15:11.220

Paul R. Sysak, RLA (JMC): We got the math to work. We have a plan that
that picks that and

696

01:15:13.020 --> 01:15:17.490

Paul R. Sysak, RLA (JMC): You'll just have to put your eyes on it. And,
you know, see if it satisfies your concerns.

697

01:15:21.330 --> 01:15:26.220

Christopher Carthy: Joe, I'm just want to confirm that you yourself when
you look at this plan.

698

01:15:27.780 --> 01:15:33.240

Christopher Carthy: But the concerns you have reason enough for the
planning board, not to vote on this plan tonight.

699

01:15:37.260 --> 01:15:44.100

Kellard Sessions: All I'm saying is, you know, you have a you have a
designated area for Phil, but you don't have the information

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01:15:45.240 --> 01:15:57.210

Kellard Sessions: To go with it to address the environmental concerns that have been raised with regard to, you know what, when offer impact true well tree removals on their to an extent compensatory stored

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01:16:00.690 --> 01:16:05.820

Kellard Sessions: So for me, it's an incomplete plan for you to vote on whether or not you know you're comfortable with that.

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01:16:06.960 --> 01:16:14.610

Kellard Sessions: That's, that's for you to decide. I, I don't have enough information to go through the resolution right now and put in any of those environmental questions to bet.

703

01:16:17.760 --> 01:16:27.450

Christopher Carthy: And it's not it's not something that you could do administrative Lee. If the planning board decided if and only if the planning board decided to move forward on it. Is it something you could do administratively

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01:16:28.050 --> 01:16:30.060

Kellard Sessions: It could become an issue because if you know

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01:16:30.240 --> 01:16:31.200

Christopher Carthy: That's what I wanted to know.

706

01:16:31.590 --> 01:16:32.700

Kellard Sessions: If, for instance, that

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01:16:34.050 --> 01:16:35.580

Kellard Sessions: The soil stockpile or the

708

01:16:36.810 --> 01:16:44.130

Kellard Sessions: Litigation requires Grossman and a weapon buffer, they need to come through well and permit if there's a distinct remove and then what's shown

709

01:16:44.940 --> 01:16:57.480

Kellard Sessions: I can authorize additional true mobile app to come back to the board. So, you know, if we had the plan and you had seen The Plan and you understood what the full scope of this temporary stockpiling was I think you'd be in a better position to vote.

710

01:16:57.870 --> 01:17:03.510

Christopher Carthy: That's why I asked the question. Okay. So I think that that's a good answer. So, board members.

711

01:17:05.940 --> 01:17:16.740

Christopher Carthy: Do you want to take a boat on this tonight, or do you want to we can roll it over to the next meet you know the next time that Paul has a chance to forward some improve plans to

712

01:17:17.610 --> 01:17:34.260

Christopher Carthy: Keller, and to Adam and we can look at as revised plans, but if you guys feel strongly that regardless of the revised plans. That's not the genesis of your objection, in a sense, we're kind of wasting the applicants time and I don't necessarily want to do that. It

713

01:17:35.760 --> 01:17:36.030

POLL: Was

714

01:17:37.380 --> 01:17:46.650

POLL: From where I said I, my recommendation to the applicant to be to move forward is expeditiously as possible on their plan for the underlying development.

715

01:17:47.730 --> 01:17:51.210

Christopher Carthy: You know, like I'm having trouble with your audio. You just say that again, please.

716

01:17:51.450 --> 01:18:01.320

POLL: My recommendation to the applicant would be that they move forward as quickly as possible with their plans for the development of this property as a whole.

717

01:18:01.770 --> 01:18:07.560

Christopher Carthy: Right, okay. That may be true, but that's not going to address the, the issue at hand.

718

01:18:08.610 --> 01:18:18.780

POLL: Oh yes, it does. Because again, to allow the temporary storage of itself on a site where we don't have an approved development.

719

01:18:19.860 --> 01:18:21.750

POLL: Is something that principle.

720

01:18:23.250 --> 01:18:23.730

POLLD: Is

721

01:18:25.500 --> 01:18:25.980

POLLD: Our

722

01:18:26.790 --> 01:18:33.960

Christopher Carthy: No, Mike, I'm just saying I would imagine that no matter under the best of circumstances that the applicant might need still to three months, whatever.

723

01:18:34.260 --> 01:18:39.810

Christopher Carthy: To even present a plan as to how he wants to move forward and I would imagine this thousand yards more critical.

724

01:18:40.050 --> 01:18:48.330

Christopher Carthy: In terms of his timing than two or three months. So I'm getting at is if we told him to go packing for two, three months at that point I would think this becomes

725

01:18:48.630 --> 01:18:56.220

Christopher Carthy: a moot point. I can't imagine that the thousand yards is going to sit still in Pleasantville until this is resolved unless we resolve it.

726

01:18:56.580 --> 01:19:01.920

Christopher Carthy: Tonight, what I'm saying to you is if you don't think we're going to resolve tonight comedian, we should we should consider

727

01:19:02.700 --> 01:19:15.690

Christopher Carthy: The real position of the board and just cut cut this cut this cut this application free because I don't think we're doing anyone any favors by looking at this 10 ways 10 different ways different fact it's not going to fly.

728

01:19:18.750 --> 01:19:21.600

Christopher Carthy: That's I'm just thinking out loud. You know that way to

729

01:19:22.620 --> 01:19:25.680

POLLD: Understand the original plan was before us.

730

01:19:27.030 --> 01:19:28.620

POLLD: How long ago, eight months ago.

731

01:19:29.850 --> 01:19:30.660

POLLD: Four months ago.

732

01:19:32.070 --> 01:19:34.020

Adam Kaufman: Your original plan was recently.

733

01:19:34.770 --> 01:19:36.750

Jim Jensen: When they presented the concept to us.

734

01:19:38.010 --> 01:19:42.930

Jim Jensen: There was, it was a concept. And then there was a plan to continue original concept was 10 months or so ago.

735

01:19:43.320 --> 01:19:43.920

Jim Jensen: or so ago.

736

01:19:44.220 --> 01:19:45.270

Jim Jensen: Years ago. Yeah.

737

01:19:46.230 --> 01:20:02.160

POLLD: And it isn't without its own issues. So to proceed to allow the temporary storage of itself on the site based on the assumption that the project is going for your as much as we'd all like to myself included.

738

01:20:03.990 --> 01:20:06.720

POLLD: I think is, is not a valid assumption to make

739

01:20:17.910 --> 01:20:21.990

Steven's iPad: Jim Chris me just mentioned with Mike or Jim do

740

01:20:23.280 --> 01:20:25.500

Steven's iPad: A little more amenable to I'm

741

01:20:27.270 --> 01:20:31.920

Steven's iPad: Looking at the fact that if if they had the comments that Joe was mentioning the engineering

742

01:20:32.490 --> 01:20:45.270

Steven's iPad: Capacities and so on and so forth at the next meeting or that may, like you said, Chris. That may be too late. Would that be, would that give them a more comfort. If they had those engineering drawings in our hands in our possession

743

01:20:46.470 --> 01:20:52.590

Steven's iPad: The next meeting is July 13, like you said, it might be too late by that form and say, You know what, to the principal's mistake forgets to wait.

744

01:20:53.550 --> 01:20:53.880

Christopher Carthy: See

745

01:20:53.940 --> 01:21:01.290

Paul R. Sysak, RLA (JMC): Yeah, I would agree. Steve and the comments outlined in the in the proper resolution, the draft resolution our

746

01:21:02.310 --> 01:21:11.640

Paul R. Sysak, RLA (JMC): Approval and those are those are the engineering related items so we we assume that we could address them at at our risk, you know,

747

01:21:12.810 --> 01:21:23.490

Paul R. Sysak, RLA (JMC): Their ends up being Welland buffer disturbances satisfied Joe's comments and that's probably not going to fly, either for us. And they'll, they'll pull the plug with with that because we're not going to go back

748

01:21:23.490 --> 01:21:25.260

Paul R. Sysak, RLA (JMC): Before the conservation board by time.

749

01:21:25.980 --> 01:21:27.930

Paul R. Sysak, RLA (JMC): Back and forth with them. That's going to be a month.

750

01:21:29.340 --> 01:21:42.870

Christopher Carthy: I just think this project from a planning board his special sounds and yarns is a cost of the applicant cost the whole process of becoming bigger than 1000 yards so

751

01:21:44.400 --> 01:21:55.350

Christopher Carthy: Steve, we know what you would like we said before, was that is what is really the critical question from what we're hearing from the board is even if the board members were satisfied with the compensatory storage.

752

01:21:55.800 --> 01:22:16.890

Christopher Carthy: And and the fact that we're not invading the wetland buffer, you know, if they prove that out. Is that, is that enough to motivate Jim and Michael to favor this project and I'm abstaining from even opining on that. I'm just asking. It's, you know,

753

01:22:17.070 --> 01:22:28.590

Jim Jensen: Well, what I'm thinking is that so the the the comments and the resolution are really tied to the to the site and it just happens to be this is, you know, one step towards the, the ultimate sighting of the of the

754

01:22:29.700 --> 01:22:39.390

Jim Jensen: Of some future building and if we haven't worked all of that through yet. And we're really not ready to move forward with the next step. I think they go if

755

01:22:40.050 --> 01:22:56.580

Jim Jensen: If the plan was complete, and we knew you know all the environmental issues are resolved. Well, then the project and march along and it would it would be you know procedurally in place. And I think we're, we're trying to move a stockpile of soil without all of these other issues resolved.

756

01:22:57.780 --> 01:23:02.760

Jim Jensen: And they're all citing issues. So how do you then how do you then go forward. Okay.

757

01:23:03.060 --> 01:23:04.320

Christopher Carthy: So again, here's my

758

01:23:05.670 --> 01:23:14.340

Christopher Carthy: Thoughts on this. I'm just listening to the board and trying to be I'm trying to be efficient here from the point of view of both for the sake of the applicant and the board.

759

01:23:14.790 --> 01:23:30.870

Christopher Carthy: And I see certain arguments as reoccurring at the next meeting. I don't see them as being solved. Just because we find out some technical data and we were able to prove that out and, on the other hand, I don't necessarily want to deprive the board of the right to vote on this.

760

01:23:32.790 --> 01:23:46.800

Christopher Carthy: I think, you know, even on the best of circumstances, we can assume that the plan. Maybe that Paul would come along with the

plan that does show the compensatory storage shows lack of invasion into the wetland buffer, but is that enough to approve the plan and

761

01:23:48.900 --> 01:23:50.940

Christopher Carthy: On that note, I would say that

762

01:23:53.370 --> 01:24:09.720

Christopher Carthy: It doesn't strike me as moving the board to approve the plan, even though lines, I must admit, I'm very sympathetic to the applicants position. I do appreciate your true well and but I'm listening to Michael and Jim and Larry made some points and

763

01:24:10.890 --> 01:24:16.050

Christopher Carthy: I feel like we're in a position to I think we understand the spirit of the

764

01:24:17.340 --> 01:24:27.570

Christopher Carthy: Resolution at this point we don't have a bond in there and we don't have a close date. So we can't really vote on it, unless we put those in there. But if we put them in there.

765

01:24:27.930 --> 01:24:34.200

Christopher Carthy: We could then vote it up a voted down or we can just drop this right now and say, look, we don't even feel the need to go any further.

766

01:24:36.210 --> 01:24:41.220

Christopher Carthy: Adam Do I have the right. Does the board have the right to say, look, we don't even want to discuss this application any further.

767

01:24:42.240 --> 01:24:44.940

Adam Kaufman: Know, you have to have to make a determination.

768

01:24:44.970 --> 01:24:45.510

Christopher Carthy: Gonna have to make

769

01:24:45.570 --> 01:24:55.530

Christopher Carthy: A determination. Right. That's my we have to make a determination. So my point to the board is I think we've heard enough that we can make a determination. That's how I see it.

770

01:24:56.760 --> 01:25:09.150

Christopher Carthy: If you guys if Michael Jim. If you think hearing the compensatory and the wetland and you're hearing some more technical data is going to motivate you differently than you express tonight, then

771

01:25:09.690 --> 01:25:17.640

Christopher Carthy: I'd say, Let's go and see their revised plan. But if it's a waste of everyone's time then maybe it's not worth going down that road.

772

01:25:18.390 --> 01:25:29.640

Christopher Carthy: And we just we place in the plan tonight and drop dead date for when the material needs to be removed and we put a we leave the bond, a performance bond for the engineer to

773

01:25:30.810 --> 01:25:34.230

Christopher Carthy: Figure out depending on on the on the outcome of the know

774

01:25:39.930 --> 01:25:45.540

Steven's iPad: If we plug those if we plug those numbers in that you would just said we taken up or down vote, we just go across the board.

775

01:25:45.930 --> 01:25:48.090

Christopher Carthy: Yes, let me the 1213

776

01:25:48.660 --> 01:25:50.610

Roland Baroni: Make you make a motion to

777

01:25:51.720 --> 01:25:53.160

Roland Baroni: adopt the resolution.

778

01:25:53.460 --> 01:25:53.820

Right.

779

01:25:54.960 --> 01:26:02.250

Roland Baroni: And it's seconded, and then you vote on it. And there were five of your president and it's going to take three of you to vote to to approve it.

780

01:26:02.550 --> 01:26:12.750

Christopher Carthy: Right. And then we put it to rest because I just don't see any additional information coming out that's going to really move any particular board member at this point.

781

01:26:13.230 --> 01:26:17.580

Adam Kaufman: Enrolling do we do three or four votes, given the county recommendation.

782

01:26:20.130 --> 01:26:25.440

Roland Baroni: Just write a county. The county did not trigger that the county letter.

783

01:26:27.570 --> 01:26:33.180

Jim Jensen: You're speaking of the county county letter though and enrollments comment before about, you know, this history with Mindy.

784

01:26:33.720 --> 01:26:46.740

Jim Jensen: Is it and in that this application is going to require a county stream control permit it seems to be the apple. Can we should pursue or honor whether Adam or it's the town town plan to pursue that.

785

01:26:47.880 --> 01:27:00.840

Jim Jensen: Would the county kind of expand upon their other letter is rolling say conditions have changed, but it clearly the counties, making the same determination and we have to go before them for a stream control apartment of the applicant does

786

01:27:01.110 --> 01:27:07.770

Roland Baroni: You know, I don't have that letter in front of me, but I thought she said that the applicant should contact the Commissioner.

787

01:27:08.310 --> 01:27:09.480

Roland Baroni: Of public works.

788

01:27:09.600 --> 01:27:17.100

Roland Baroni: And transportation, I think, was his title to see if a flood stream permit was required.

789

01:27:17.430 --> 01:27:19.350

Adam Kaufman: I believe, correct. That's how

790

01:27:19.560 --> 01:27:26.730

Roland Baroni: She didn't make the determination that a permit was required. She was saying the applicant should find out if one is required.

791

01:27:27.390 --> 01:27:36.180

Paul R. Sysak, RLA (JMC): Right. Yes. And we and we did roll and we've reached out to Jeffrey Dean, who is that person that issues and reviews counting screen control permits.

792

01:27:36.450 --> 01:27:44.340

Jim Jensen: I was saying something different role and I was saying I was expanding upon I was making the linkage as to, you know, what's the basis for the letter this still making that determination today.

793

01:27:45.630 --> 01:27:48.990

Jim Jensen: You're right. And that will be part of that if there was no county permit or not required.

794

01:27:49.440 --> 01:27:50.640

Roland Baroni: Right, yeah.

795

01:27:57.510 --> 01:28:04.950

Adam Kaufman: Though, are we going to add that date in the requirement for the performance bond to remove the material.

796

01:28:05.310 --> 01:28:06.090

Christopher Carthy: Right, that

797

01:28:06.120 --> 01:28:07.260

Adam Kaufman: Was that

798

01:28:07.290 --> 01:28:10.980

Adam Kaufman: Date, we're going to insert is the end of 2021 correct

799

01:28:11.190 --> 01:28:13.380

Christopher Carthy: Right, discuss that's

800

01:28:14.100 --> 01:28:16.320

Adam Kaufman: What that's how we would amend this resolution.

801

01:28:17.130 --> 01:28:28.350

Christopher Carthy: Correct 1231 2021 we would put a performance bond in there that Joe, you would calculate the performance bond that I thought for some reason me. We usually

802

01:28:28.560 --> 01:28:31.740

Christopher Carthy: Joe Do you come back to us for approval on the performance bond.

803

01:28:32.370 --> 01:28:36.270

Kellard Sessions: Yeah, so typically there's a condition of the resolution that requires the bond will

804

01:28:37.530 --> 01:28:40.410

Kellard Sessions: Recommend the bond to your board based on the cost of construction.

805

01:28:40.890 --> 01:28:42.270

Kellard Sessions: You bought your board then

806

01:28:43.620 --> 01:28:46.290

Christopher Carthy: approves the bottom recommends a referral to the town board.

807

01:28:46.350 --> 01:28:47.940

Kellard Sessions: On board for authorization

808

01:28:48.120 --> 01:28:48.360

Right.

809

01:28:49.980 --> 01:28:50.190

Christopher Carthy: Okay.

810

01:28:50.610 --> 01:28:50.850

Kellard Sessions: And the

811

01:28:50.880 --> 01:28:53.040

Kellard Sessions: Library. The bond. Isn't there a provision.

812

01:28:54.300 --> 01:28:57.000

Kellard Sessions: To fill in grading section of the town code that

813

01:28:59.010 --> 01:29:05.670

Kellard Sessions: To provide a bond for protection of roadways on a larger field projects thousand yards or more

814

01:29:07.110 --> 01:29:19.410

Roland Baroni: When Joe when Ferrari dug out for 70 main and D Pietro trucked all that stuff down maple Avenue and down Bedford road to the lumberyard site.

815

01:29:19.830 --> 01:29:21.600

Roland Baroni: Did you require such a bond.

816

01:29:22.050 --> 01:29:23.490

Kellard Sessions: I'm just asking the question, no.

817

01:29:24.570 --> 01:29:26.010

Roland Baroni: We have to be consistent.

818

01:29:26.250 --> 01:29:29.340

Kellard Sessions: But I don't know if that was 1000 your. Well, I don't know. I'm just asking the question wrong.

819

01:29:31.500 --> 01:29:32.640

Kellard Sessions: Just trying to be consistent.

820

01:29:33.120 --> 01:29:33.930

neato.

821

01:29:38.610 --> 01:29:38.940

Alright.

822

01:29:41.190 --> 01:29:47.880

Christopher Carthy: So I think we've beat this horse now. So is there anything else.

823

01:29:49.980 --> 01:29:52.710

Christopher Carthy: Because I'm going to make a motion to close the public hearing

824

01:29:55.200 --> 01:29:57.360

Larry Ruisi: Did you get their public comments to the hearing.

825

01:29:59.250 --> 01:30:01.170

Christopher Carthy: There was one public comment. Yes.

826

01:30:01.800 --> 01:30:03.930

Christopher Carthy: Let me check. It was a publicly

827

01:30:03.960 --> 01:30:04.950

Larry Ruisi: listed there. A letter.

828

01:30:05.490 --> 01:30:06.000

Yes.

829

01:30:09.480 --> 01:30:11.250

Adam Kaufman: I don't know if I'll have to talk

830

01:30:11.760 --> 01:30:14.250

Christopher Carthy: Now, when we get a letter from our from the

831

01:30:15.330 --> 01:30:15.780

Christopher Carthy: bales.

832

01:30:16.110 --> 01:30:16.800

Adam Kaufman: Yes, we did.

833

01:30:26.100 --> 01:30:27.450

Valerie B Desimone: Yeah, yes we did me see.

834

01:30:27.450 --> 01:30:28.650

Valerie B Desimone: If I can find it me know

835

01:30:29.250 --> 01:30:29.970

It's

836

01:30:31.830 --> 01:30:34.560

Larry Ruisi: He basically said he was not in favor of it.

837

01:30:34.710 --> 01:30:35.280

Christopher Carthy: But it wasn't

838

01:30:35.340 --> 01:30:37.200

Larry Ruisi: wasn't really a lot of reasons given

839

01:30:37.620 --> 01:30:41.340

Christopher Carthy: Yeah, similar to the reasons that Michael and Jim express

840

01:31:10.350 --> 01:31:11.700

Adam Kaufman: What are we waiting for, Christopher

841

01:31:12.330 --> 01:31:14.880

Christopher Carthy: We're waiting for Valerie was just pulling up a letter from

842

01:31:15.360 --> 01:31:19.170

Adam Kaufman: It's actually referenced in the resolution. You want me to read it.

843

01:31:19.350 --> 01:31:20.700

Christopher Carthy: Yeah, please.

844

01:31:20.910 --> 01:31:28.920

Adam Kaufman: On the neighboring property at 130 Business Park Drive is provided communication to the planning board, stating that arrow hardware parts Corp.

845

01:31:29.340 --> 01:31:40.170

Adam Kaufman: Incorporated located at 130 Business Park Drive opposes this request prior to the approval of the site plan by the North castle planning board with respect to the proposed soil stockpile.

846

01:31:48.900 --> 01:31:54.150

Christopher Carthy: You know, I will say this, you know, as we think about this more and more, you know, when

847

01:31:54.840 --> 01:32:11.220

Christopher Carthy: I was very sympathetic. I totally understood from a construction point of view, why one of the move the thousand yards totally get it. I think Michael did you both said, you know, we all get it. Why, but now when we consider the precedence and consider your reservations were assurance, how

848

01:32:12.300 --> 01:32:24.690

Christopher Carthy: bending over backwards for kind of like a lousy 1000 yards. It's not. It's just not that critical to the construction process one way or the other, that

849

01:32:26.130 --> 01:32:27.180

Christopher Carthy: You know if

850

01:32:28.500 --> 01:32:31.230

Christopher Carthy: That I think we need to necessarily

851

01:32:34.950 --> 01:32:38.670

Christopher Carthy: invalidate your concerns about precedent as well. My point

852

01:32:42.570 --> 01:32:47.190

Christopher Carthy: So anyway, I guess I'll make a motion to close the public hearing

853

01:32:49.620 --> 01:32:50.310

Christopher Carthy: On favor

854

01:32:52.800 --> 01:32:53.580

Christopher Carthy: And

855

01:32:57.450 --> 01:33:01.320

Christopher Carthy: I'll make a motion to adopt the neck deck for one of the Business Park Drive.

856

01:33:03.660 --> 01:33:04.260

Steven's iPad: I'll second.

857

01:33:05.790 --> 01:33:06.630

Christopher Carthy: All in favor.

858

01:33:07.770 --> 01:33:08.040

Aye.

859

01:33:11.940 --> 01:33:12.570

Christopher Carthy: Vote no

860

01:33:14.400 --> 01:33:14.760

POLL: No.

861

01:33:15.630 --> 01:33:16.020

No.

862

01:33:17.520 --> 01:33:26.280

Larry Ruisi: No based upon Jim Michael Joe Adam precedent. I guess I got it. I'm going with no also

863

01:33:28.920 --> 01:33:32.460

Christopher Carthy: Make a motion to adopt the draft resolution of approval.

864

01:33:35.310 --> 01:33:36.480

Steven's iPad: Second, as amended.

865

01:33:38.220 --> 01:33:38.970

Christopher Carthy: On favor

866

01:33:39.720 --> 01:33:40.170

No.

867

01:33:41.940 --> 01:33:42.660

Steven's iPad: I'm gonna say I

868

01:33:44.340 --> 01:33:45.240

Christopher Carthy: I'm gonna vote no.

869

01:33:45.630 --> 01:33:46.980

Larry Ruisi: No, no.

870

01:33:49.830 --> 01:33:50.340

Christopher Carthy: Thank you.

871

01:33:52.260 --> 01:33:54.090

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

872

01:33:54.450 --> 01:33:58.380

Christopher Carthy: The next application before us and salads, our attendees upon Dr.

873

01:34:16.890 --> 01:34:17.850

Adam Kaufman: Hello, Bill. Good evening.

874

01:34:18.600 --> 01:34:19.080

Bill Einhorn: How are you

875

01:34:20.040 --> 01:34:20.580

Okay.

876

01:34:21.930 --> 01:34:24.360

Christopher Carthy: So this is also having even though this

877

01:34:31.980 --> 01:34:32.940

Jim Jensen: We're going to read this one, Chris.

878

01:34:33.240 --> 01:34:33.690

Please.

879

01:34:34.770 --> 01:34:49.290

Jim Jensen: Notices here by, given that the North Korea. So planning board will hold a public hearing online and and CTV and an arm lock and banks villain and CTV Cablevision channels at&t and Verizon 39 North White Plains and Monday the 22nd 2020

880

01:34:50.310 --> 01:34:56.820

Jim Jensen: At 7pm or as soon thereafter when any person may be heard and favor or against the cells are site plan application.

881

01:34:57.600 --> 01:35:04.890

Jim Jensen: The applicant has removed trees in an area beyond the approved clearing greeting line. Limit Line depicted on the leisure farm subdivision plot.

882

01:35:05.490 --> 01:35:09.150

Jim Jensen: Therefore, the applicant is required to see commended approval from the planning board.

883

01:35:09.960 --> 01:35:18.450

Jim Jensen: The property is located at 10 leisure farm drive and none of those kids will tax maps as lot 101 dot 03 dash three dish 33

884

01:35:19.260 --> 01:35:32.430

Jim Jensen: And located within the R dash one a zoning district of a comments can be submitted to planning at North Carroll NY calm during the meeting an invitation to the meeting will be given if you like to provide live comments to the board during the meeting.

885

01:35:34.590 --> 01:35:34.890

Christopher Carthy: So,

886

01:35:35.370 --> 01:35:38.550

Adam Kaufman: We haven't gotten any comments prior to the meeting.

887

01:35:40.170 --> 01:35:41.610
Christopher Carthy: Okay, thank you.

888
01:35:43.650 --> 01:35:49.680
Christopher Carthy: So much motion to open a public hearing, actually. So that was it ever notice draft resolution so

889
01:35:50.910 --> 01:35:53.310
Christopher Carthy: Is there anything to add at this point.

890
01:35:54.420 --> 01:36:02.250
Adam Kaufman: Well, we discussed this at the last meeting or maybe the meeting before the planning board conducted a site walk

891
01:36:03.750 --> 01:36:08.970
Adam Kaufman: So now we have a draft resolution for the boards consideration.

892
01:36:09.990 --> 01:36:10.980
Adam Kaufman: And we can discuss that.

893
01:36:12.210 --> 01:36:15.630
Christopher Carthy: We're members, you need to see this plan or discusses any further.

894
01:36:20.460 --> 01:36:21.600
Steven's iPad: It was pretty straightforward.

895
01:36:23.220 --> 01:36:27.030
Christopher Carthy: You want it as procedurally you want them to bring it up for a minute or two, and just

896
01:36:30.660 --> 01:36:32.040
Adam Kaufman: You have a bell. You want to do that.

897
01:36:32.760 --> 01:36:33.510
Bill Einhorn: Now you could add

898
01:36:34.980 --> 01:36:35.190
Adam Kaufman: Yeah.

899
01:36:37.500 --> 01:36:40.440

Adam Kaufman: So this is the plan here that we have

900

01:36:43.740 --> 01:36:46.920

Bill Einhorn: That's not the landscape plan, though. That's just the

901

01:36:47.880 --> 01:36:51.600

Adam Kaufman: Well, this is what you gave us for the last meeting gross land coverage. Right.

902

01:36:52.350 --> 01:36:54.660

Adam Kaufman: You have the plan, you can put it up.

903

01:36:57.420 --> 01:36:59.520

Bill Einhorn: Actually I don't have it on this computer.

904

01:37:01.440 --> 01:37:04.080

Adam Kaufman: When was the last time you were in front of the board. You remember

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01:37:04.590 --> 01:37:05.220

It was

906

01:37:06.720 --> 01:37:08.250

Bill Einhorn: Whenever the last meeting was

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01:37:08.790 --> 01:37:10.020

So six feet.

908

01:37:12.030 --> 01:37:12.450

Bill Einhorn: Yeah.

909

01:37:20.640 --> 01:37:20.940

Well,

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01:37:26.700 --> 01:37:27.150

Bill Einhorn: Maybe

911

01:37:30.390 --> 01:37:31.350

It was May 20

912

01:37:47.610 --> 01:37:48.060

Bill Einhorn: That's it.

913

01:38:03.300 --> 01:38:10.290

Bill Einhorn: So basically we just wanted to replant and expand on the area that we disturbed.

914

01:38:11.970 --> 01:38:13.080

Bill Einhorn: And this is what we had.

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01:38:15.330 --> 01:38:17.940

Bill Einhorn: Provided to the board and

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01:38:19.530 --> 01:38:22.140

Bill Einhorn: We just thought it more

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01:38:23.310 --> 01:38:24.330

Bill Einhorn: More than

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01:38:25.410 --> 01:38:32.340

Bill Einhorn: Compensation compensated for what we took out which were just basically old dead trees, nothing.

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01:38:33.630 --> 01:38:34.710

Bill Einhorn: too valuable.

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01:38:35.190 --> 01:38:44.010

Adam Kaufman: Right. And the main policy issue was the planning board originally when creating the leisure farm subdivision wanted to ensure a wooded

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01:38:45.480 --> 01:38:55.620

Adam Kaufman: Buffer around the property and the policy decision for the board is does this adequately make up for that is really the issue and still achieve that goal.

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01:38:57.510 --> 01:38:57.990

Bill Einhorn: Correct.

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01:39:02.400 --> 01:39:10.800

Adam Kaufman: I think the impression, at least from the the sidewalk seem that the majority of the board felt that the plan was reasonable. That was the impression I got

924

01:39:13.350 --> 01:39:16.170

Larry Ruisi: I think that's accurate, at least from my perspective.

925

01:39:17.580 --> 01:39:20.940

POLLD: I would agree. Adam, is there a way to zoom in on this plan, a little bit.

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01:39:21.360 --> 01:39:23.460

Adam Kaufman: Yeah. Which part, would you like to focus on

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01:39:23.700 --> 01:39:26.610

POLLD: Just on the landscaping. It's really hard to tell what

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01:39:27.930 --> 01:39:28.710

POLLD: We're looking at

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01:39:29.670 --> 01:39:31.080

Adam Kaufman: Yeah, here's the right side.

930

01:39:35.160 --> 01:39:41.460

Bill Einhorn: So there's we added a bunch of deciduous trees and evergreen screening along as as

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01:39:42.540 --> 01:39:46.320

Bill Einhorn: Along with several flowering shrubs and perennials.

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01:39:47.820 --> 01:39:49.680

Bill Einhorn: Outside the

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01:39:50.430 --> 01:39:52.740

Bill Einhorn: Grading Limit Line and inside as well.

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01:39:53.340 --> 01:39:54.450

Adam Kaufman: Here's the line.

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01:39:54.750 --> 01:40:01.440

Adam Kaufman: Right well dotted line and then you could see the replanting occurs along the whole property border.

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01:40:02.550 --> 01:40:03.990

Adam Kaufman: And then in this area as well.

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01:40:07.530 --> 01:40:10.620

POLLD: Ya know, seem to be the sensitive exposed areas.

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01:40:12.390 --> 01:40:13.500

POLLD: That address those.

939

01:40:17.040 --> 01:40:17.460

Adam Kaufman: Correct.

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01:40:20.730 --> 01:40:24.000

Christopher Carthy: Two board members. Anything else you want to bring to the table here.

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01:40:27.180 --> 01:40:27.870

Steven's iPad: I'm good, Chris.

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01:40:28.170 --> 01:40:30.930

Christopher Carthy: Okay, thank you. So I mean, right now we have a

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01:40:33.180 --> 01:40:34.890

Christopher Carthy: draft resolution of approval and

944

01:40:36.090 --> 01:40:38.760

Adam Kaufman: We have a comment from a neighbor. So let me read this.

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01:40:39.000 --> 01:40:39.360

Okay.

946

01:40:40.530 --> 01:40:53.850

Adam Kaufman: So this is from the neighbor sorrows, the change in the tree line affects the neighboring properties in that the removal of trees has significantly altered the landscape and the vistas of the properties on alpine drive

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01:40:56.850 --> 01:41:11.040

Adam Kaufman: Let me continue reading. Sorry, I just can't read it all the removal of trees takes away from the environment and a beautiful tree line that had been there for decades. This tree line has been preserved by all of the other surrounding properties.

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01:41:11.520 --> 01:41:11.730

Christopher Carthy: And

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01:41:11.820 --> 01:41:20.700

Adam Kaufman: It is the wish of this resident that the trees may be replaced the community preserved and the environment returned to its previous beauty.

950

01:41:22.380 --> 01:41:23.670

Adam Kaufman: So, thank you.

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01:41:25.230 --> 01:41:27.390

Adam Kaufman: Mr or Mrs OS for that comment.

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01:41:30.540 --> 01:41:35.370

Christopher Carthy: Adam, can you bring up a North castle map that shows the relationship about fine to

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01:41:37.740 --> 01:41:38.430

Christopher Carthy: Me sure for

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01:41:40.680 --> 01:41:41.040

Sure.

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01:41:44.220 --> 01:41:44.520

Adam Kaufman: Please.

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01:42:36.540 --> 01:42:38.520

Adam Kaufman: So alpine is his

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01:42:55.020 --> 01:42:56.700

POLL: Neighbor wrote the letter. Can you tell them

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01:43:03.750 --> 01:43:04.080

Adam Kaufman: Right.

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01:43:06.510 --> 01:43:06.870

Larry Ruisi: Behind

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01:43:08.280 --> 01:43:08.820

This property.

961

01:43:11.490 --> 01:43:12.930

Christopher Carthy: That's a significant attachment

962

01:43:18.480 --> 01:43:20.130

Adam Kaufman: So, but I

963

01:43:23.070 --> 01:43:29.730

Adam Kaufman: Think what what the neighbors saying is that they'd like to see a replanting plan, which is exactly what the board is considering doing

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01:43:33.210 --> 01:43:34.920

Adam Kaufman: And that whole we are live will be restored.

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01:43:38.880 --> 01:43:40.200

Adam Kaufman: With all these new plantings.

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01:43:45.450 --> 01:43:53.220

Christopher Carthy: I mean, I think we're addressing the neighbors concerned by in fact a, you know, buying sifting at the end, we can build this

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01:43:53.250 --> 01:43:55.860

Christopher Carthy: Yeah, I've got to. That's exactly what I'm saying, you know,

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01:43:56.190 --> 01:44:00.210

Adam Kaufman: Right, right, to acknowledge the trees were removed without for me.

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01:44:01.560 --> 01:44:03.270

Christopher Carthy: I think we left it as is.

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01:44:03.600 --> 01:44:04.800

Adam Kaufman: That's how they got in front of the

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01:44:05.100 --> 01:44:06.480

Board is reviewing this

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01:44:11.190 --> 01:44:18.720

Christopher Carthy: Saying I think if we left it as if that would have been a detriment to the neighbor, but I think by insisting on the implementation of this plan where we story.

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01:44:20.670 --> 01:44:23.160

Christopher Carthy: Restoring the community to where she wants it to be.

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01:44:28.980 --> 01:44:30.930

Christopher Carthy: So board members. Are you with me.

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01:44:31.920 --> 01:44:32.370

Yes.

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01:44:33.870 --> 01:44:37.110

Christopher Carthy: So, so I think for her comments.

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01:44:38.700 --> 01:44:40.320

Christopher Carthy: I think we've addressed them well.

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01:44:41.370 --> 01:44:46.920

Christopher Carthy: So there's nothing left. I'll make a motion that we adopt the resolution.

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01:44:48.930 --> 01:44:49.620

Christopher Carthy: All in favor.

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01:44:49.980 --> 01:44:50.490

Aye.

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01:44:51.780 --> 01:44:52.980

Christopher Carthy: Motion carries.

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01:44:54.390 --> 01:44:54.600

Bill Einhorn: So,

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01:44:55.320 --> 01:44:58.770

Bill Einhorn: What happens next, we wait for a letter. So we could proceed.

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01:45:03.300 --> 01:45:08.130

Adam Kaufman: You have you have the resolution of approval bill will finalize it and then you'll address any conditions.

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01:45:08.340 --> 01:45:08.730

Bill Einhorn: Right.

986

01:45:09.030 --> 01:45:09.780

Adam Kaufman: And then you'll

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01:45:13.260 --> 01:45:14.820

Adam Kaufman: You then you can take that to build an apartment.

988

01:45:16.320 --> 01:45:17.040

Bill Einhorn: Okay, gotcha.

989

01:45:18.090 --> 01:45:18.360

Gotcha.

990

01:45:19.980 --> 01:45:21.090

Valerie B Desimone: Plans for final signature as

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01:45:21.090 --> 01:45:21.330

Well,

992

01:45:22.530 --> 01:45:23.100

I'm sorry.

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01:45:24.270 --> 01:45:26.640

Valerie B Desimone: You need to have plans for final signature as well.

994

01:45:27.630 --> 01:45:28.020

Okay.

995

01:45:30.270 --> 01:45:35.190

Christopher Carthy: Well, I think it's the final plans in order the assignment, though. What are you telling you. Correct.

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01:45:36.630 --> 01:45:42.000

Valerie B Desimone: Right, he will find a resolution and any estimate plans for final signature.

997

01:45:44.940 --> 01:45:47.610

Bill Einhorn: Would they be hard copies or elect electronic

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01:45:48.210 --> 01:45:48.780

Electronic

999

01:45:49.800 --> 01:45:53.880

Bill Einhorn: Because there's no changes. So you already already have them.

1000

01:45:57.810 --> 01:45:58.080

Valerie B Desimone: I

1001

01:45:58.260 --> 01:46:03.180

Valerie B Desimone: Would suggest just double checking the final resolution. Once we send it out tomorrow.

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01:46:03.600 --> 01:46:05.160

Valerie B Desimone: Against your plans and then if you

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01:46:05.370 --> 01:46:10.380

Valerie B Desimone: Say you think they're ready to go to be signed, then submit them electronically again. Sorry. That's just the process.

1004

01:46:10.560 --> 01:46:11.220

Bill Einhorn: Right. Gotcha.

1005

01:46:15.330 --> 01:46:16.770

Christopher Carthy: Thank you, Bill.

1006

01:46:17.160 --> 01:46:18.840

Bill Einhorn: Thank you guys so much, appreciate it.

1007

01:46:21.240 --> 01:46:25.260

Christopher Carthy: The next time we have before us is a discussion about Britain one

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01:46:42.480 --> 01:46:46.290

Josh Lowney: I would suggest just double checking the final resolution one please.

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01:46:47.340 --> 01:46:53.640

Josh Lowney: borrow against your plans and then if you think you're ready to be fine then submit them honestly again.

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01:47:01.830 --> 01:47:03.570

Josh Lowney: Thank you guys so much, appreciate it.

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01:47:12.930 --> 01:47:16.650

Christopher Carthy: We're getting a little reverberation from your recording or something like that.

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01:47:21.630 --> 01:47:28.530

Valerie B Desimone: Now I think Josh may have been moved in a meeting or someone is listening to the meeting live and that's it's a one minute delay.

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01:47:28.560 --> 01:47:30.840

Valerie B Desimone: So that's why we're hearing. And again, I'm guessing and see. Yes.

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01:47:32.310 --> 01:47:32.700

Christopher Carthy: Thank you.

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01:47:34.410 --> 01:47:37.770

Christopher Carthy: Bryce, Josh. Jeff, can you turn off your

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01:47:39.000 --> 01:47:41.370

Christopher Carthy: Whatever your message. Right. Join us in the

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01:47:42.540 --> 01:47:43.200

Christopher Carthy: Zoom meeting.

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01:47:43.680 --> 01:47:47.370

Josh Lowney: Yes. Mine is off. Bryce, but I can just make sure yours is off, and then we can roll.

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01:47:48.540 --> 01:47:50.760

Bryce Swanson, project is Brynwood: Yep. How do I find that

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01:47:53.850 --> 01:47:56.880

Josh Lowney: If you were watching it online. Just close out of the box at

1021

01:47:59.250 --> 01:48:03.210

Christopher Carthy: The bottom if you Google app or something that has been CTV on or something like that.

1022

01:48:04.560 --> 01:48:05.460

Bryce Swanson, project is Brynwood: I think I'm okay.

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01:48:05.910 --> 01:48:06.420

Okay.

1024

01:48:09.840 --> 01:48:11.010

Josh Lowney: Good evening, everyone.

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01:48:12.480 --> 01:48:13.320

Christopher Carthy: Good evening, Josh.

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01:48:14.490 --> 01:48:22.800

Josh Lowney: I just want to go through a little presentation you tell me how you want to start this and I know it's not a public hearing. We want to go through a presentation with you guys.

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01:48:24.150 --> 01:48:24.870

Christopher Carthy: Open it up.

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01:48:27.390 --> 01:48:39.720

Larry Ruisi: Chris, could we maybe get a 50,000 foot summary of where you know i know this is about the golf course. But where the whole project stands and you know concerted into context.

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01:48:40.110 --> 01:48:43.740

Josh Lowney: I will provide some of that through our initial presentation and and

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01:48:43.740 --> 01:48:44.070

Okay.

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01:48:45.990 --> 01:48:55.560

Josh Lowney: Thank you very much for taking us tonight. My name is Josh on a GM of Brentwood, you have bright spots and who's the vice president and also senior designer for reach Jones.

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01:48:55.830 --> 01:49:05.490

Josh Lowney: And our principal Jeffrey Mindell as well so tonight just provide a little introduction go through our plan our impact and improvement as we get ready to go here, so

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01:49:05.910 --> 01:49:13.860

Josh Lowney: Timeline of this for those that may or may not. And part of this board since 2009 2009 the project was purchased

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01:49:14.370 --> 01:49:24.510

Josh Lowney: And renamed Bretton Woods Golf and Country Club. We operated the club until 2016 where we achieved a large rich Jones plan to renovate the golf course.

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01:49:24.870 --> 01:49:35.310

Josh Lowney: Along with residential rezoning at that point we have decided to go into the pre con phases of the golf course we have maintained the golf course on a daily basis, including

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01:49:35.730 --> 01:49:45.600

Josh Lowney: All of this year, and every year prior we decided to demo the entire clubhouse in December, took that done by January and move into the next phases of

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01:49:45.900 --> 01:49:59.010

Josh Lowney: Development for the golf course. So the 2020 year right now we're targeting for a Summer Start of construction, which roughly takes us about 10 weeks. So there's a timing perspective on this.

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01:49:59.700 --> 01:50:06.630

Josh Lowney: The conservation ward was kind enough to do a a walk with us and we're able to see the impact areas as we went through.

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01:50:07.080 --> 01:50:16.320

Josh Lowney: And we are targeting doing that 10 reconstruction. A October 15 October 20 media slash grand opening slash

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01:50:17.130 --> 01:50:26.490

Josh Lowney: Event so that we can promote and market through October, November, December, January, February, and open up the golf course for an April 2021 opening

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01:50:26.970 --> 01:50:38.730

Josh Lowney: So we're excited to begin that that process. So just to go through the plans Reese Jones and his team has put together a number of collective plans in 2016 received a large impact plan that was

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01:50:39.360 --> 01:50:49.560

Josh Lowney: Approved accepted by the sport. It was a large impact plan had largest servants tree clearing throughout the project pond expansion, a large impact to existing conditions.

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01:50:49.980 --> 01:50:57.690

Josh Lowney: We've really looked at that plan and got us to a point where we want to get this golf course open. We want to do this project, the right way.

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01:50:58.080 --> 01:51:07.770

Josh Lowney: And Reese was able to align with Bryce Look back at the plan and really see. Where do we need and what what pieces. Can we absolutely live with and what what can we not

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01:51:08.070 --> 01:51:12.630

Josh Lowney: So some of the pieces that are exciting about what we're doing is we're doing a smaller impact project.

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01:51:13.050 --> 01:51:23.520

Josh Lowney: It's nationalizing the existing areas and has no mo areas we've already added fescue throughout the golf course so nationalize is brings back some of the features that were already there.

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01:51:24.000 --> 01:51:26.280

Josh Lowney: Uses the existing conditions better

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01:51:26.850 --> 01:51:36.330

Josh Lowney: Improves the playability and fun for the average everyday golfer, so they are able to come through the golf course. And instead of playing something that's us open ready

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01:51:36.630 --> 01:51:54.420

Josh Lowney: They're able to play something that's an asset to our asset to our members that are here and have fun as they're doing it. So we're really excited about the plan, and we don't make the use of the golf existing surfaces, really, the true feature and why we've maintained it to the daily

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01:51:55.470 --> 01:52:07.110

Josh Lowney: Maintenance levels we have so we can turn this thing back on. So the majority of this is a repair and maintenance sick fit fixing existing conditions as you would see in most golf courses.

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01:52:07.410 --> 01:52:17.400

Josh Lowney: Is a lot of Bunker repair and maintenance us a bit of some green reshaping extending the greens, where they overtime, the bent grass green

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01:52:17.880 --> 01:52:27.150

Josh Lowney: Actually shrinks in so expanding some of those pieces. So you have a more playable environment for the everyday golfer. It's a total disturbance of 9.8 acres

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01:52:28.410 --> 01:52:39.060

Josh Lowney: 1.85 of that is in within a wetland buffer area. And that's something that we actually walk through with the conservation board did a onsite visit Walker.

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01:52:39.510 --> 01:52:45.540

Josh Lowney: In addition to that, we had their meeting last week and we're approved for a positive recommendation. Back to you guys.

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01:52:45.930 --> 01:52:58.680

Josh Lowney: So we met with Adam and Joe throughout this process so that we can formulate a plan best moves us into construction and gets us golf course open for 2021 full open so

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01:52:59.790 --> 01:53:10.080

Josh Lowney: Goal for tonight is to present to you understand what the project is so that we can move forward into the July 13 next meeting with

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01:53:10.620 --> 01:53:20.340

Josh Lowney: Either a complete acceptance. At the end of this so that we can then 10 days 15 days as soon as we can get a building permit begin to mobilize and start the project.

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01:53:20.730 --> 01:53:32.160

Josh Lowney: The crucial time piece on this is you have to have the grass complete by the first week of October. If you delay that you're not going to get growing. And there's a number of other pieces that has to be

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01:53:32.880 --> 01:53:44.280

Josh Lowney: Completed in order to actually hit that marketing media date projection that we have so that we can truly get the golf course fully ready for a 2021 opening

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01:53:44.820 --> 01:53:52.410

Josh Lowney: So let me just go through a couple of plans. I'm gonna share my screen here and be able to go through some of the plans with you all.

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01:53:56.370 --> 01:54:09.780

Josh Lowney: Okay, so this is what you received in your pocket to the board. It shows the existing golf course and show some of the pieces to the golf course. The numbers are

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01:54:11.070 --> 01:54:16.500

Josh Lowney: Golf holes throughout the orange pieces are fescue added to the golf course.

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01:54:17.100 --> 01:54:28.290

Josh Lowney: As Mrs black saws and her walk through, there's many, many more acres of fescue added back to this so that we can get the golf course and the environment back to a naturalized state.

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01:54:28.650 --> 01:54:33.990

Josh Lowney: And preserve the Audubon certified sanctuary and we have the big impacts to the project is

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01:54:34.620 --> 01:54:46.440

Josh Lowney: If you have ever played the golf course or walked it in all our efforts, we have a 10 fold at here this 10th hole is going to go away and we found that our routing with the existing conditions of the current

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01:54:47.040 --> 01:55:00.240

Josh Lowney: A lot of all being our temple. The current 12th being are our 11th current 13 minutes about our current 14th their 13th and the 14th phone, which is the current 14th all

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01:55:00.990 --> 01:55:07.830

Josh Lowney: Has a plan for an extension across the creek area. This was approved in the 2016 plan.

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01:55:08.220 --> 01:55:18.630

Josh Lowney: So that we hold the integrity of that plan. It's important to recent his design that we are able to take this really great platform and it has water features here.

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01:55:19.200 --> 01:55:29.550

Josh Lowney: Basically take this green complex and make it a fairway from that Fairway, you're going to play a cross creek to a new green. So it creates a really risk reward profile.

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01:55:30.240 --> 01:55:38.220

Josh Lowney: Really good feature from the back nine. The front nine is a harder from nine. The Batman is going to be more fun. It's going to be shorter, but at the same time.

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01:55:38.520 --> 01:55:47.910

Josh Lowney: You're going to have more playable opportunities for the average golfer. What that does, it takes our current 16th insurance, it just a bit and makes it the fifth hole.

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01:55:48.600 --> 01:55:56.130

Josh Lowney: And then in addition to that, we have a 16th HOLE. That is our current 17th hole and we're going to do there is take a part five

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01:55:56.490 --> 01:56:13.410

Josh Lowney: Move it into a par four put a green on where the fairway is today, and then a tee box up further on a hill, so that you can play down to the existing 16th green. So that is the majority of that in terms of golf course related work.

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01:56:14.610 --> 01:56:30.000

Josh Lowney: In terms of the actual plan. I'm going to show you one more piece, see if I can find it here. And these are resources and strong as to the major impact areas were, in our view, minor impact areas.

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01:56:31.380 --> 01:56:31.770

Josh Lowney: The actual

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01:56:32.850 --> 01:56:44.190

Josh Lowney: This is an existing see some of the areas that Bryce and Reese have found is if we can really optimize the playability of today's golf courses.

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01:56:44.610 --> 01:56:54.540

Josh Lowney: And reshape some of the bunkering put drainage in them so that they're easier to maintain, and also remove some that are completely unnecessary.

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01:56:55.290 --> 01:57:05.190

Josh Lowney: In today's design and maintenance of golf, so you can kind of see some of these as we go across the one bonkers fill source construct duties.

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01:57:05.520 --> 01:57:25.440

Josh Lowney: This is the major impact right here is the 16th, 17th change. So we believe that whole will be really special finishing 16th, 17th, 18th as you complete around with the green that's green side another green that you're playing down to an atrium, in essence, as to a golfer experience.

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01:57:27.450 --> 01:57:28.110

Josh Lowney: Impacts

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01:57:29.250 --> 01:57:45.570

Josh Lowney: It's an overall plan of 9.8 total acres of the servants. So we're excited about that. I'll let Bryce, if you want to jump in at all and kind of go through your plan. And then from there we can take any questions or answering anything we may need

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01:57:46.980 --> 01:57:55.830

Bryce Swanson, project is Brynwood: Um, again, my name is Bryce Swanson. I've been involved with the project ever since we came and we met with the

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01:57:56.880 --> 01:57:58.620

Bryce Swanson, project is Brynwood: Town from that standpoint, back in

1084

01:58:01.140 --> 01:58:12.030

Bryce Swanson, project is Brynwood: From that, so I think Josh actually covered it really well. I think the bigger, more important approach right now is more practical approach Josh highlighted.

1085

01:58:13.080 --> 01:58:20.070

Bryce Swanson, project is Brynwood: There's not as much grading of some of the existing golf balls out there that we once came to the town with

1086

01:58:21.510 --> 01:58:37.680

Bryce Swanson, project is Brynwood: We've actually taken out some of the pond work that was once proposed at this time. And we're just taking a much more practical approach focus is still to improve and upgrade the golf course and bring it up to you. Today's level as Josh talked about

1087

01:58:38.940 --> 01:58:46.650

Bryce Swanson, project is Brynwood: A lot of the bankers are just old so a lot of the work. There needs to be cleaned out, which means we have to harvest out the existing sand.

1088

01:58:47.250 --> 01:58:55.860

Bryce Swanson, project is Brynwood: We have to get rid of the rocks will have to repair some drainage that probably most likely is not functioning by today's standards.

1089

01:58:56.220 --> 01:59:17.490

Bryce Swanson, project is Brynwood: And then with that too. There's some work that is required to repair some damage sod around those features, but for the most part it's a much simpler approach a lot less just stir a lot less risk of perhaps anything going on going wrong during any rainstorm event or anything like that.

1090

01:59:19.080 --> 01:59:21.360

Bryce Swanson, project is Brynwood: But that's kind of my take on it.

1091

01:59:23.100 --> 01:59:31.200

Josh Lowney: So to elaborate a little bit from what Bryce just said a lot of the bunker inheritance in the industry is seen as repair and maintenance truly

1092

01:59:31.920 --> 01:59:39.240

Josh Lowney: In most cases, golf courses will will do the drainage of the golf courses bunkers in house.

1093

01:59:39.870 --> 01:59:46.260

Josh Lowney: AND and OR BRING IN A contractor not go through a process that's just considered normal maintenance, just like mowing grass.

1094

01:59:47.040 --> 01:59:59.100

Josh Lowney: Obviously, since this is part of a bigger plan and we advise in Joe and Adam to go through this to understand, well, we want to go with this new plan and get this golf course open with this new plan.

1095

01:59:59.370 --> 02:00:10.200

Josh Lowney: It provides a formal solution for us to get the project going and also create dramatic significant improvements to the golf course with minimal impact to the existing surface so

1096

02:00:11.070 --> 02:00:23.700

Josh Lowney: It's a lot of repair maintenance to what needs to be done more has needed to be done. So it's a good feature for us as we move forward. What I was just sharing is a matrix just showing

1097

02:00:24.720 --> 02:00:42.120

Josh Lowney: major impacts to 2016 plan to the 2020 plan part of this process as Adam and roll know is we are going through or went through got the approval for the large 2016

1098

02:00:43.410 --> 02:00:49.920

Josh Lowney: Area of work. Now there was 90 to 97 acres and how much we decided to move with I think the max would be 97

1099

02:00:50.730 --> 02:01:03.960

Josh Lowney: That plan obviously was not conducted, we have that actual plan still in place. What we're going to ask as today's goals is to present get us on to the July 13

1100

02:01:04.860 --> 02:01:18.810

Josh Lowney: Next board meeting, so that we can move forward with the actual approval piece and then in addition to that reapproved the 2016 piece, there's not a ton of work that from 2016 that we will as like a Phase three

1101

02:01:19.380 --> 02:01:32.280

Josh Lowney: Do we most likely will do a Phase one and there's only so much time, we can actually do some of the work we may not be able to get to the whole 1415 crossover this year. It's all based on timing and comments or contractor can actually get done.

1102

02:01:32.790 --> 02:01:42.840

Josh Lowney: The plan is we could do that over the season, it will not impact play. We could push the actual golf hole across

1103

02:01:44.670 --> 02:01:45.630

Josh Lowney: Me, pull it up here.

1104

02:01:47.400 --> 02:01:58.560

Josh Lowney: So this whole can go across, we can use the existing Green Build these areas here and the existing keys as place going on. It's just based on timing and how we can get the contractor going on.

1105

02:01:59.520 --> 02:02:08.580

Josh Lowney: There is a phase three part of this and some pieces of the bigger plan. We will likely do some cases we simply move anymore.

1106

02:02:09.150 --> 02:02:15.960

Josh Lowney: But we still want to have that approval in our BACK POCKET AND YOU CAN event that we decide to do that and receive a windfall of money in and

1107

02:02:16.380 --> 02:02:24.870

Josh Lowney: Be able to see a dramatic change in the economy and postcode environment that we could do that. But those impacts.

1108

02:02:25.380 --> 02:02:44.130

Josh Lowney: For example, the old plan had a 10 that goes down in hell of a lot of that comes back out of 13. It goes back up a lot of those changes will not happen. The majority of 56746456 and seven. That could be a phase three, that's not this year 2021 work, work.

1109

02:02:45.330 --> 02:02:58.560

Josh Lowney: But it is something we want to at least get that reapproved we currently have a building permit that keeps that approval alive and we just want to make sure that that's backup to us current alive status so

1110

02:02:59.880 --> 02:03:09.150

Josh Lowney: That's the majority of it, our main focus tonight is obviously the the project that you see here and moving us forward to the next step, so that we can

1111

02:03:09.540 --> 02:03:20.640

Josh Lowney: Have a resolution and a completion of that approval for the July 13 meeting and then move forward with the mobilization. In the first first weeks of August.

1112

02:03:25.950 --> 02:03:38.430

Christopher Carthy: And I'm just a town have any consultants on retainer to evaluate this plan. I don't remember. Somewhere along the line that we had some professional, can we have professional consultants reviewing

1113

02:03:39.510 --> 02:03:41.100

Adam Kaufman: Be beyond job, no.

1114

02:03:41.460 --> 02:03:43.020

Christopher Carthy: No, okay, you're okay.

1115

02:03:44.370 --> 02:03:44.970

Kellard Sessions: With me, Chris.

1116

02:03:50.850 --> 02:03:54.750

Roland Baroni: Chris, we had consultants on board, revealing the

1117

02:03:55.770 --> 02:03:59.790

Roland Baroni: The fiscal impacts associated with the multifamily development.

1118

02:04:00.180 --> 02:04:01.440

Roland Baroni: Not with the golf course.

1119

02:04:01.560 --> 02:04:02.520

Christopher Carthy: Okay, okay.

1120

02:04:02.880 --> 02:04:04.950

Kellard Sessions: Very good, and the water supply system to

1121

02:04:04.980 --> 02:04:06.510

Roland Baroni: With that. Right, right.

1122

02:04:07.830 --> 02:04:09.480

Christopher Carthy: I remember. Yeah, I remember that.

1123

02:04:09.870 --> 02:04:16.140

Adam Kaufman: Clearly these impacts are significantly less than the original golf course playing the board approved.

1124

02:04:18.150 --> 02:04:21.660

Larry Ruisi: Are there any impacts in this plan that we're not

1125

02:04:23.670 --> 02:04:36.270

Larry Ruisi: In the original plan, you know, in terms of wetlands or disturbances that, you know, need to be looked at by by Joe and Adam or is everything is subset of the original plan.

1126

02:04:37.560 --> 02:04:43.320

Adam Kaufman: Some of those pieces are in different places, but the area of disturbances significantly less so.

1127

02:04:43.380 --> 02:04:44.730

Larry Ruisi: Yeah, that that I say but

1128

02:04:44.790 --> 02:04:47.700

Adam Kaufman: Yeah, but there aren't new areas of

1129

02:04:47.760 --> 02:04:49.590

Larry Ruisi: Distribution. There's no new areas.

1130

02:04:49.590 --> 02:04:50.610

Bryce Swanson, project is Brynwood: There's new what

1131

02:04:52.800 --> 02:05:03.990

Bryce Swanson, project is Brynwood: The changes are the modifications to the routing as Josh pointed out the new whole number 10 that was whole number 11 there was going to be grading.

1132

02:05:05.070 --> 02:05:16.050

Bryce Swanson, project is Brynwood: Run make that whole work. Anyways, and then as Josh pointed out, we already had the approval or the okay to relocate the 14th green to the other side of the creek.

1133

02:05:16.860 --> 02:05:33.930

Bryce Swanson, project is Brynwood: The only change really is 16 and 17 but based on the original approved grading plan. We are already showing grading work to be done in those locations. So it's just a different allocation of the use of the feature.

1134

02:05:34.410 --> 02:05:36.300

Larry Ruisi: Okay, thank you. Sure.

1135

02:05:39.390 --> 02:05:43.230

Josh Lowney: That's a good question. We did receive that comment on conservation work.

1136

02:05:44.070 --> 02:05:44.910

Josh Lowney: And we

1137

02:05:45.750 --> 02:06:01.620

Josh Lowney: We are taking the stance that some of the work down here on 16 and although it's, it may not be at the two to one mitigation. That is recommended to believe its existing conditions. So, it is a fairway conditions that were taken to the green condition or

1138

02:06:02.910 --> 02:06:13.260

Josh Lowney: Existing tease that we're taking a little bit bigger. There are 14 floors up on the top here is the existing fairway we're converting to

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02:06:13.980 --> 02:06:20.790

Josh Lowney: Our sorry existing green we're converting to a Fairway. So the majority of it is still maintained within the buffer is still

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02:06:21.270 --> 02:06:35.040

Josh Lowney: Mitigated areas that we're still working in even as of today, if you saw the golf course today, you would think it'd be playable except for the bunkers. We have to redo the bunkers and this they're out of service in terms of what they go

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02:06:36.750 --> 02:06:39.960

Josh Lowney: So, it costs us more money to maintain the bunkers and simply just let them go.

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02:06:40.860 --> 02:06:44.940

Larry Ruisi: And the drainage for the bunkers is all that's all

1143

02:06:46.110 --> 02:06:47.400

Larry Ruisi: All set, not an issue.

1144

02:06:48.780 --> 02:06:59.910

Josh Lowney: We will have to put drain it we don't have the bunkers today. So in order to enter, we get a one inch thunderstorms rain, your body every mother. So from a maintenance and a

1145

02:07:00.420 --> 02:07:09.210

Josh Lowney: agronomic perspective, it's going to spend about a half hour per bunker. So on a post thunderstorm four o'clock thunderstorm.

1146

02:07:09.540 --> 02:07:23.820

Josh Lowney: The next day when the staff is there that is about six hours of the day, it's just rebuilding lockers pushing the sand backup to the faces and markers, we are going to put drainage and the bunkers that it won't, but it will dramatically.

1147

02:07:24.210 --> 02:07:28.290

Larry Ruisi: But that was also in the original plan drain it but drainage and the Parkers

1148

02:07:28.470 --> 02:07:30.120

Larry Ruisi: That's not a new that's not a new thing.

1149

02:07:30.600 --> 02:07:31.110

Larry Ruisi: No. Okay.

1150

02:07:34.800 --> 02:07:43.890

Christopher Carthy: What about your concern about it from 50,000 feet you feel like you want some more information terms of understanding that housing the proposed housing on the project and stuff like that.

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02:07:44.070 --> 02:07:48.930

Larry Ruisi: Well, I don't know. I mean, you know, that's out of curiosity, but, but, you know,

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02:07:49.260 --> 02:07:51.480

Larry Ruisi: I don't know that that's what we're here for tonight.

1153

02:07:53.640 --> 02:07:56.310

You don't have those plans hasn't developed

1154

02:07:58.950 --> 02:08:04.290

Jim Jensen: This gym just that discussion. So the, the, this plan before us now is roughly

1155

02:08:05.580 --> 02:08:15.300

Jim Jensen: 85% of the form is going to disturb 73 acres, and now we're down to less than 10 so it's like 85% of the disturbance has gone away.

1156

02:08:16.350 --> 02:08:17.280

Josh Lowney: Right, we

1157

02:08:18.630 --> 02:08:28.410

Josh Lowney: Have some of those areas also natural I think some of those areas with doing the bigger plan and a lot more impact it had the possibility of rock collapsing, you had

1158

02:08:28.860 --> 02:08:36.450

Josh Lowney: I believe, as it says here, if you can see my screen rebuild a golf course screens 20 greens to be rebuilt. We're building rebuilding three

1159

02:08:36.780 --> 02:08:49.170

Josh Lowney: We've taken the time over the last year's as we're maintaining the golf course to verify and do some of those practices that get the golf course and greens better. So we've had the opportunity to do that without by

1160

02:08:49.470 --> 02:09:02.100

Josh Lowney: And we're still maintaining cutting greens T and Verizon on a daily basis. It's a 10 to 12 hour day just mow the grass with two staff members so it if you let it go, it doesn't come back.

1161

02:09:03.000 --> 02:09:13.440

Josh Lowney: There's complete impact by doing that. So the reason we have kept it and maintain it through the process and at the same time time. Some of the work in house so

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02:09:14.070 --> 02:09:20.970

Josh Lowney: We've also we have what's known in most of the Northeast as poet annual greens.

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02:09:21.450 --> 02:09:30.540

Josh Lowney: And you see that kind of the poet annual autograph versus starts to check out look more yellow or brown or come July or August

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02:09:30.990 --> 02:09:35.700

Josh Lowney: What we want is bent grass grains. We've converted, since we don't have play

1165

02:09:36.330 --> 02:09:42.960

Josh Lowney: Most of our brains are actually 90% of our greens now are bent grass. So it's more optimal to do

1166

02:09:43.320 --> 02:09:53.100

Josh Lowney: You can't have the greens, as you're going through that process and look yellowish if you're having play. You can if you don't have play. So we've taken that opportunity to do some of that work.

1167

02:09:57.060 --> 02:10:12.270

POLL: Thank you for that. Um, there's a bit of a non sequitur but with the demolition of the structures on the site. Are there any additional structures that need to be built for the golf course to be usable whether the restrooms or otherwise.

1168

02:10:13.470 --> 02:10:21.300

Josh Lowney: So, great question. Yes, we will, we are targeting a me see if I can come in here and give you guys a better view.

1169

02:10:22.290 --> 02:10:30.690

Josh Lowney: We are not ready to present that yet, but the parking lot is the existing conditions here this clubhouse that you can see is gone.

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02:10:31.140 --> 02:10:38.940

Josh Lowney: The entire pool is gone. It's now greeted and seated area that will be future amenities.

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02:10:39.840 --> 02:10:49.350

Josh Lowney: What we plan to do is the head of the parking lot overlooking the golf course will have some type of temporary structure.

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02:10:49.680 --> 02:11:07.290

Josh Lowney: That will be put there. So we'll still use the existing parking lot, and then a temporary structure will be here that maybe it becomes temp to perm and we don't know. That'll be something will design with both building department as we get going. But there will be small.

1173

02:11:08.520 --> 02:11:14.670

Josh Lowney: Type clubhouse temporary clubhouse restrooms will have a little girl in a bar.

1174

02:11:15.450 --> 02:11:22.350

Josh Lowney: But you're looking at very small something similar. There's been a few projects in New York that have had that scenario.

1175

02:11:22.950 --> 02:11:26.790

Josh Lowney: Pound ridge, which is one golf course has a smaller type clubhouse.

1176

02:11:27.630 --> 02:11:37.380

Josh Lowney: Very point down by the way Stonebridge had a double wide trailer temporary solution until how power can come in designed an actual clubhouse and

1177

02:11:37.890 --> 02:11:44.850

Josh Lowney: ride off of when they first day on fire, they brought in double wide trailer is as well. So there is some precedent behind it.

1178

02:11:45.360 --> 02:11:56.430

Josh Lowney: Bravery in a number of other facilities have also gone through clubhouse renovations and switch to 10 type temporary socialist. So there is a precedent for that. It's a quick process.

1179

02:11:57.720 --> 02:12:06.870

Josh Lowney: Obviously, it's going to be key to our marketing. We're not ready to present that yet. We need to do the golf course where before we can get going on the actual clubhouse piece.

1180

02:12:12.360 --> 02:12:12.840

Christopher Carthy: Thank you.

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02:12:20.520 --> 02:12:29.220

Christopher Carthy: I'm good. I don't know anything about golf courses and I have to defer to your judgment. I know nothing glaring. It was a lot about golf courses. And I think rolling

1182

02:12:29.250 --> 02:12:32.520

Larry Ruisi: I know more about roughs than I do about golf courses.

1183

02:12:34.080 --> 02:12:35.160

Larry Ruisi: And sodas Roland

1184

02:12:37.980 --> 02:12:38.730

Josh Lowney: Gonna try to expand.

1185

02:12:39.090 --> 02:12:47.310

Larry Ruisi: But I do, I do like the idea of Ben crass rather than poetic because we have polenta right weapon, it's, it's not easy to read.

1186

02:12:48.000 --> 02:12:59.610

Josh Lowney: Yeah, it's tougher and tougher to manage you'll have a better playable surface speed of greens will be crucial. Bryce and his team has identified airways that we can expand and also

1187

02:12:59.670 --> 02:13:01.560

Larry Ruisi: What's, what's the grass in the fairway style.

1188

02:13:02.130 --> 02:13:02.790

Larry Ruisi: And the fairways

1189

02:13:02.970 --> 02:13:04.050

Josh Lowney: We're mainly bed.

1190

02:13:04.110 --> 02:13:06.840

Larry Ruisi: In the bed for you convert convert it to bed. Okay.

1191

02:13:06.870 --> 02:13:10.680

Josh Lowney: Yeah, so that's the majority the fairways and then you'd have blue grass in the raw

1192

02:13:11.970 --> 02:13:20.280

Josh Lowney: But ideally wherever we can expand fairways and decrease the rough, it's also bit irrigation coverage, making sure that we have enough coverage to different

1193

02:13:21.240 --> 02:13:35.130

POLL: From our perspective, just really only installing additional drainage in the bunkers. You know, installing additional drain elsewhere on the golf course. So there's not additional run off this point to be concerned about. Correct.

1194

02:13:35.790 --> 02:13:39.150

Josh Lowney: Correct. You have just bonkers just bonkers, we have

1195

02:13:41.520 --> 02:13:42.540

Josh Lowney: Some of that work.

1196

02:13:44.340 --> 02:13:47.700

Bryce Swanson, project is Brynwood: Open the darker drainage was approved in the past two

1197

02:13:49.980 --> 02:13:54.090

Larry Ruisi: We really need that if you if you really want to maintain them right

1198

02:13:55.800 --> 02:14:00.150

Christopher Carthy: Before you go, can you just give us 30 seconds about what you see the full

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02:14:01.440 --> 02:14:10.320

Christopher Carthy: Version of what's to come, including the residential development everything you're hoping to do some day which is roughly, what's your timeline for that.

1200

02:14:11.460 --> 02:14:12.600

jeffrey mendell: I'll address that Josh

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02:14:13.080 --> 02:14:14.160

jeffrey mendell: Josh I'll, I'll take that.

1202

02:14:15.750 --> 02:14:24.720

jeffrey mendell: So the plan as Josh has a really presented tonight is do the first phase of the golf course work and put it back in service next year.

1203

02:14:25.980 --> 02:14:34.650

jeffrey mendell: At the same time, while we're doing that we're going to be preparing submission to you guys. The planning board site plan approval on the residential

1204

02:14:35.280 --> 02:14:37.800

jeffrey mendell: I would expect that that process will start

1205

02:14:38.760 --> 02:14:50.550

jeffrey mendell: late fall early winter this year. And, you know, however long it takes. It takes but our goal is to get started on this project, probably 12 months from today.

1206

02:14:55.320 --> 02:14:57.750

jeffrey mendell: We wish you well. Thanks, Chris.

1207

02:15:01.410 --> 02:15:03.540

Christopher Carthy: Board members or anything else you want to discuss

1208

02:15:05.070 --> 02:15:07.800

Adam Kaufman: Are you ready to schedule the hearing on this.

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02:15:09.720 --> 02:15:10.170

Christopher Carthy: Yeah.

1210

02:15:18.120 --> 02:15:20.370

Jim Jensen: Or their chakras Christopher this

1211

02:15:20.760 --> 02:15:24.510

Jim Jensen: Is the common did. I didn't hear the apple. Can I get some of the comments that

1212

02:15:25.530 --> 02:15:33.210

Jim Jensen: Are action items that Adam or Joe had recommended it sounds like that will be just part of the process that will address for the next meeting.

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02:15:36.870 --> 02:15:37.770

Christopher Carthy: I want to speak for

1214

02:15:38.820 --> 02:15:40.980

Christopher Carthy: You, Josh. We did you hear James Comey

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02:15:41.280 --> 02:15:52.980

Josh Lowney: They did. So the majority of the comments come from a mitigation or what Lynn areas. Some of the whole we've been advisor, all those comments are complete from GMC side.

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02:15:53.670 --> 02:16:00.030

Josh Lowney: In addition to the matrix that Adam recommended along with identifying

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02:16:00.570 --> 02:16:13.560

Josh Lowney: That two to one ratio. We were able to get the positive recommendation from the conservation or to not be compliant with the two to one ratio because the existing conditions and so golf course there's only two golf courses in the town.

1218

02:16:14.310 --> 02:16:23.970

Josh Lowney: It's still going to be maintained asset at is within a wetland buffer. So although we're not recommending a full

1219

02:16:25.290 --> 02:16:39.720

Josh Lowney: Two to one ratio. What we're showing is its existing conditions. We're still maintaining as as existing conditions were just improving the existing conditions. So instead of mitigating all those efforts. That's our response. A lot of those comments that both Joe and Adam had

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02:16:40.320 --> 02:16:43.860

Josh Lowney: relate directly to that there is a few other pieces that

1221

02:16:45.150 --> 02:16:58.140

Josh Lowney: That are easily obtainable and can be easily completed and the resolution process, but most likely no redrawing of the current GMC plans or Swanson's plans from Russ Jones.

1222

02:16:58.620 --> 02:17:09.120

Josh Lowney: And Jay Fein are wetteland consultants plans are also completely well so less than pack there, that becomes a lot less questions in terms of what has to be done.

1223

02:17:10.770 --> 02:17:11.100

Jim Jensen: Thank you.

1224

02:17:11.880 --> 02:17:14.880

Christopher Carthy: Thank you and good night, gentlemen.

1225

02:17:17.040 --> 02:17:19.620

Adam Kaufman: Are we going to schedule it for next meeting.

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02:17:20.520 --> 02:17:21.570

Christopher Carthy: That's fine with me.

1227

02:17:22.080 --> 02:17:24.750

Adam Kaufman: Okay. Now, any issues with doing that.

1228

02:17:25.740 --> 02:17:33.030

Valerie B Desimone: Now there's three big gap between this meeting and the next meeting that should be fine. When would you expect this set your plans in Josh

1229

02:17:33.300 --> 02:17:36.060

Adam Kaufman: Well, they have. I think they're saying they have everything in

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02:17:36.270 --> 02:17:39.240

Valerie B Desimone: The no good. And tomorrow or Wednesday, the latest then

1231

02:17:39.630 --> 02:17:41.280

Adam Kaufman: Well, there are no new plans.

1232

02:17:41.460 --> 02:17:42.120

Valerie B Desimone: They. Oh, no, no, no.

1233

02:17:42.480 --> 02:17:44.430

Valerie B Desimone: Oh, I'm fine. Okay, I thought that meant

1234

02:17:45.900 --> 02:17:53.880

Josh Lowney: You know, I think the only piece that out of asked for was a matrix qualifying the difference between 2016 plan in 2020 plan.

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02:17:55.320 --> 02:17:59.250

Josh Lowney: In essence, that becomes this so I can send this to you.

1236

02:18:00.270 --> 02:18:10.710

Josh Lowney: Which is just a service trailer. So as those are you area disturbances 90 to 97 acres 9.8 is actual plan tree work over

1237

02:18:11.430 --> 02:18:24.750

Josh Lowney: 1200 trees would come down we're proposing 37 in the plan. The tier existing pond and golf courses three pounds four areas and then upon area access for this area.

1238

02:18:25.350 --> 02:18:35.940

Josh Lowney: And wetland buffers of 15 to 20 acres, we're showing 1.85 and then rebuild golf course means is that suffices out of that shows you can

1239

02:18:36.000 --> 02:18:42.450

Adam Kaufman: Yeah, I think that's exactly what I had in mind. And can you submit that to about make that part of the record.

1240

02:18:43.170 --> 02:18:44.220

Josh Lowney: Yeah, absolutely.

1241

02:18:44.820 --> 02:18:55.290

Kellard Sessions: Yeah, and Josh, I think, aside from the Whelan comments in our memo, which sounds like they've been addressed obviously you've gotten your recommendation conservation board. We had some very minor details that

1242

02:18:56.370 --> 02:19:01.830

Kellard Sessions: You know, regarding so fencing alone, which haven't if they haven't been into music deal with as condition.

1243

02:19:03.150 --> 02:19:09.120

Kellard Sessions: The one comment we had regarding some coordination on the tree removal. Have you address that on on the recent plan.

1244

02:19:10.080 --> 02:19:13.050

Josh Lowney: Yes, I think you're talking about the seven trees that are by the pump house.

1245

02:19:14.430 --> 02:19:24.330

Kellard Sessions: Some of your locations, you know, looking at the the grading plan from John Myers versus the web application plan looked like there were some differing information on some tree removal

1246

02:19:24.870 --> 02:19:35.340

Josh Lowney: Yeah, so there's to cross over 1415 that new hole. There's 37 total trees, there's seven more that are by the pump house that are old weeping willows that have actually

1247

02:19:35.820 --> 02:19:44.760

Josh Lowney: Since plan. We've had some wind and some of those leaders have come down. So some of those have actually already come down there on unfortunate.

1248

02:19:45.150 --> 02:19:56.040

Josh Lowney: But that was part of the seven trees that we omitted on the last planning or that I think we had February 20 or so that we asked for the 68 trees so

1249

02:19:56.580 --> 02:20:07.260

Josh Lowney: No additional ones from that plan, but those are all listed within this plan. So you have the 68 you have the seven that are within this plan and then the 37 that crossover that Creek.

1250

02:20:09.330 --> 02:20:18.030

Josh Lowney: I think the only other comment that young man was the construction staging and GMC proposed construction staging beyond the tennis courts.

1251

02:20:19.530 --> 02:20:23.940

Josh Lowney: We most likely that's probably not the best location for us as

1252

02:20:24.540 --> 02:20:32.940

Josh Lowney: As this plant has migrated will probably go towards the parking lot or towards the maintenance building. There's no additional disturbance. That's going to be required in those areas.

1253

02:20:33.300 --> 02:20:49.110

Josh Lowney: But it actually will serve as a better staging location so that we don't have to create all the roads were using existing hauling roads as it shows. So that might be honestly a field condition change that once we see how much we have to actually stage.

1254

02:20:51.150 --> 02:20:54.390

Roland Baroni: Josh Did the pool survivor was that demolished as well.

1255

02:20:54.960 --> 02:20:56.400

Josh Lowney: We we do ask that.

1256

02:20:56.820 --> 02:20:57.510

Josh Lowney: It's gone.

1257

02:20:57.600 --> 02:20:59.850

Josh Lowney: I wish, I wish it was open on Sundays underneath.

1258

02:21:01.020 --> 02:21:11.010

Josh Lowney: It is gone, the entire clubhouse site right now is backhoe third seed and stabilized and doing our best to grow some graphs, we have a nice little field there.

1259

02:21:11.520 --> 02:21:11.790

Right.

1260

02:21:15.990 --> 02:21:16.860

Christopher Carthy: Thank you, gentlemen.

1261

02:21:18.210 --> 02:21:18.720

Larry Ruisi: Thank you.

1262

02:21:20.460 --> 02:21:21.330

Christopher Carthy: Tonight, good luck.

1263

02:21:21.720 --> 02:21:25.620

Josh Lowney: Thank you. Thank you. Have a good night. All right, thank you. Good.

1264

02:21:26.880 --> 02:21:27.180

Kellard Sessions: Night.

1265

02:21:28.140 --> 02:21:28.800

jeffrey mendell: Thanks, everybody. Good.

1266

02:21:29.490 --> 02:21:29.880

jeffrey mendell: Night.

1267

02:21:30.780 --> 02:21:35.310

Christopher Carthy: Thank you, everybody. And I'll make a motion to close the planning board meeting.

1268

02:21:38.190 --> 02:21:38.940

Christopher Carthy: All in favor.

1269

02:21:39.210 --> 02:21:40.380
Jim Jensen: Aye. Aye.

1270
02:21:40.590 --> 02:21:44.370
Christopher Carthy: Aye. Thank you, gentlemen, for bearing with me tonight.

1271
02:21:45.600 --> 02:21:47.070
Jim Jensen: Thank you. Christopher. Hi. Oh.

1272
02:21:48.420 --> 02:21:48.870
Hi guys.