

WEBVTT

1

00:00:14.250 --> 00:00:15.960

Adam Kaufman: Okay, we're all set.

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00:00:18.420 --> 00:00:25.830

Christopher Carthy: Okay, so what we are ready to start a meeting. Good evening ladies and gentlemen. Welcome to the July 13 planning board meeting via zoom

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00:00:26.700 --> 00:00:39.240

Christopher Carthy: And joining us this evening, all the planning board members Steve sorrow diary Wheezy. Michael Pollack Jim Jensen and planning board secretary Valerie Denson Mon.

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00:00:40.290 --> 00:00:42.780

Christopher Carthy: Conservation board representative Craig Benedict

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00:00:43.380 --> 00:01:01.560

Christopher Carthy: And town attorney Roland Maroney town engineer Jojo molly in town planner Adam Kathleen. Thank you all for being here. What's going on this evenings me a couple of public hearings, the public hearing from Britain, what has been postponed that will not be on the agenda tonight and the

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00:01:03.510 --> 00:01:20.370

Christopher Carthy: Discussion for for ledge would place has been removed from the agenda at the applicants request. So the first thing on the agenda this evening is a public hearing for 150 veteran road now is the paperwork on 50 veteran road.

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00:01:20.760 --> 00:01:22.980

Valerie B Desimone: Yes. Okay, so look at in order for that application.

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00:01:23.370 --> 00:01:28.710

Christopher Carthy: Thanks about and Justin is going to read the notice of public hearing for 150 Bedford road.

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00:01:30.420 --> 00:01:34.020

Jim Jensen: Notices here by, given that the North castle planning board will hold a public hearing

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00:01:34.530 --> 00:01:46.770

Jim Jensen: Online and CTV and an arm off and bank spill on NC TV Cablevision 18 and Verizon 39 in North White Plains on Monday, July 13 2020 at 7pm or soon thereafter.

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00:01:47.340 --> 00:01:52.920

Jim Jensen: When any person may be heard in favor of our against the 150 Bedford road Amanda site plan application.

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00:01:53.820 --> 00:02:02.490

Jim Jensen: For the conversion of the first floor of Veterinary Office to professional office with new second story addition. Sorry, with new second story office edition.

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00:02:03.120 --> 00:02:12.930

Jim Jensen: And the removal of the existing second floor apartment and conversion of that area to professional office space existing rear residence is proposed to remain

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00:02:13.500 --> 00:02:30.120

Jim Jensen: The property is located at 150 Bedford road known in the north castle tax maps has lot 10803 dash one dash 40 as located within the our be zoning district public comment can be submitted to planning at North castle NY calm.

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00:02:31.140 --> 00:02:35.700

Jim Jensen: And invitation to the meeting will be given. If you would like to provide live comments to the board during the meeting.

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00:02:36.630 --> 00:02:37.290

Christopher Carthy: Thank you Jim.

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00:02:40.290 --> 00:02:41.070

Christopher Carthy: So we

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00:02:41.700 --> 00:02:48.120

Adam Kaufman: Just to note, Christopher, we have one person signed up at this point to provide public comment number up to that.

19

00:02:48.720 --> 00:03:01.710

Christopher Carthy: Excellent. Excellent. Okay, so the first. Why don't we proceed from you the applicant is with us. Why doesn't the applicant start with a with with his update submission, please.

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00:03:03.060 --> 00:03:20.970

Paul R. Sysak, RLA (JMC): Yes. Good evening, sir. Paul sigh sacrum am sick. I was everybody. I'm joined here tonight with Vinny render the applicant owner, as well as John Fry and Asia. Garvey Casey at the hope I pronounced that right. I'm from Nexus Development Architects.

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00:03:21.090 --> 00:03:33.450

Paul R. Sysak, RLA (JMC): And we just wanted to give you an update we were you know we filed for the public hearing for this in the hopes that we would be be would have been before the Zoning Board of Appeals at this time.

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00:03:34.380 --> 00:03:43.500

Paul R. Sysak, RLA (JMC): But we're still in the process of making some decisions and some alternatives with some of the, the space for the second floor which we can get into.

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00:03:43.890 --> 00:03:58.770

Paul R. Sysak, RLA (JMC): In a little while but we wanted to give the board, an update on where we are with the application. We've had a chance to go before the architectural review board and I'm happy to report that we were, we received approval from the IRB.

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00:03:59.790 --> 00:04:00.150

Paul R. Sysak, RLA (JMC): A

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00:04:01.380 --> 00:04:07.320

Paul R. Sysak, RLA (JMC): The modifications to the to the building were very well received from that board and we

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00:04:08.040 --> 00:04:20.670

Paul R. Sysak, RLA (JMC): Were able to have a discussion with Adam and Joe from Kellogg sessions to work through some of the items will continue to work with Joe's office as far as some of the outstanding engineering items.

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00:04:21.780 --> 00:04:23.190

Paul R. Sysak, RLA (JMC): That there may be

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00:04:24.480 --> 00:04:33.540

Paul R. Sysak, RLA (JMC): And we were able to coordinate with the fire department we gave them the updated site plan got their feedback on the driveway with and we have

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00:04:34.140 --> 00:04:44.610

Paul R. Sysak, RLA (JMC): A sign off from them approving it with the subject that you know obviously the existing not conforming driveway does not get any narrower. So we've been in contact with up

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00:04:45.630 --> 00:04:48.420

Paul R. Sysak, RLA (JMC): before Google a harmonic fire department.

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00:04:49.440 --> 00:04:57.960

Paul R. Sysak, RLA (JMC): And at this time I you know if john wants to add anything about the architectural review board or anything happening with the

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00:04:59.430 --> 00:05:04.260

Adam Kaufman: Change the site plan. So, you know, share the plan for the public. This is the public hearing

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00:05:04.980 --> 00:05:05.370

Mm hmm.

34

00:05:06.690 --> 00:05:08.040

John Fry: Asia, can you please

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00:05:09.510 --> 00:05:19.860

John Fry: Pull up the site plan and I'll, I'll just add to Paul's narrative that you know tonight, really, is sort of an update dialogue and sharing

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00:05:21.120 --> 00:05:27.660

John Fry: The site plan elements that we previously previously shared and and and

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00:05:27.720 --> 00:05:29.070

Steven's iPad: What's been submitted for

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00:05:29.070 --> 00:05:36.450

John Fry: Tonight essentially are unchanged, other than the enhancements based on

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00:05:37.530 --> 00:05:40.770

John Fry: Dialogue with with Adam and Joe and

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00:05:42.090 --> 00:05:44.220

John Fry: One of the primary notion

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00:05:45.390 --> 00:05:48.030

John Fry: That caused us to

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00:05:49.050 --> 00:06:09.120

John Fry: Table, the application to the Zoning Board last week related to an area on the second floor the rear of the building, which we had classified as an as a finished Attic with low ceiling heights. But then there was a question about whether that gross area.

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00:06:10.800 --> 00:06:11.940

John Fry: counted towards

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00:06:12.330 --> 00:06:20.700

John Fry: An additional parking space and concurrent with that Mr Miranda began thinking there was

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00:06:23.310 --> 00:06:26.130

John Fry: An existing apartment on the second floor.

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00:06:27.270 --> 00:06:48.300

John Fry: And it had a CFO and as we began to weigh the pluses and the minuses to a second floor that is relatively compact as you're aware and trying to achieve some additional space to enhance that uses a business that if we revisited the notion of an apartment.

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00:06:52.050 --> 00:07:08.190

John Fry: This the growth square footage component to the park. He question diminished because we had a because there will be a to space assessment towards an apartment. So all of that is a long winded notion

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00:07:10.140 --> 00:07:23.100

John Fry: To share with you tonight that really the second floor has to alternative paths that we're still considering, none of which affect the site plan elements that are for you tonight.

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00:07:24.570 --> 00:07:32.190

John Fry: Both of them likely lend to modifying the variance sought from

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00:07:33.810 --> 00:07:49.740

John Fry: An from an accommodation for compact spaces in addition to a variance relief for one additional space, depending on where we land with the second floor is a business or as an apartment.

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00:07:51.240 --> 00:07:51.870

Adam Kaufman: Okay, that

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00:07:52.110 --> 00:07:53.640

John Fry: We monetize for a long winded.

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00:07:54.090 --> 00:08:04.200

Adam Kaufman: Know that that's good information john but we need to you need to decide. So we know how to process or you know how to process your variance going forward.

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00:08:04.650 --> 00:08:06.930

John Fry: We understand and so that

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00:08:08.130 --> 00:08:10.410

John Fry: We will decide when we process.

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00:08:10.410 --> 00:08:14.580

John Fry: The we know when we submit a revised application to the Zoning Board.

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00:08:16.200 --> 00:08:19.110

John Fry: But we, I mean, in all sincerity. We felt like, you know,

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00:08:20.880 --> 00:08:23.490

John Fry: For the purposes of tonight sharing and discussion.

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00:08:23.520 --> 00:08:24.000

Adam Kaufman: I see.

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00:08:24.240 --> 00:08:25.200

John Fry: Yeah, it really

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00:08:25.560 --> 00:08:26.010

Adam Kaufman: Okay.

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00:08:26.160 --> 00:08:27.150

John Fry: The site plan that

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00:08:27.180 --> 00:08:32.190

John Fry: We see before is here is would be the exact same site plan and either scenario.

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00:08:33.240 --> 00:08:36.780

Christopher Carthy: Walking requirement change if it's an apartment. This is a business use

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00:08:36.840 --> 00:08:38.490

Adam Kaufman: It does, it does.

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00:08:38.550 --> 00:08:40.440

Adam Kaufman: Yeah, that that's why I'm making that point.

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00:08:40.500 --> 00:08:45.000

Adam Kaufman: You know, Allah, you know, if, if the board understands that

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00:08:46.260 --> 00:08:57.810

Adam Kaufman: And after you receive some public comment tonight. If you want to refer this to the zoning board we we can leave it open ended it. But if that is the case.

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00:08:58.680 --> 00:09:10.020

Adam Kaufman: Then it's really incumbent on the app to coordinate with the building inspector exactly what that variance is going to look like. So we don't end up having to do this again the Zoning Board.

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00:09:10.200 --> 00:09:12.300

John Fry: We completely understand. Okay.

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00:09:13.290 --> 00:09:19.530

Adam Kaufman: Yeah. In general the the applicant is address some of the comments. For instance, the site plan now has the

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00:09:20.310 --> 00:09:26.310

Adam Kaufman: trash and closure and some of the other comments that we had remains remains the same. The biggest issue.

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00:09:26.880 --> 00:09:39.210

Adam Kaufman: Was coordinating with the building department regarding what areas must be counted or shouldn't be counted. And I think we iron that out in meeting last week with with the applicant so

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00:09:39.450 --> 00:09:54.240

Adam Kaufman: Yes, they now need to really determine what how they want to use that second floor. And then the the building DEPARTMENT, THE BUILDING INSPECTOR just needs to verify everything before they zoning board agenda.

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00:09:56.310 --> 00:10:05.040

Christopher Carthy: Out and what is the role of the planning board here if we don't want to the planning board should think and evaluate whether or not it wants to consider.

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00:10:05.370 --> 00:10:11.640

Christopher Carthy: Expanding the variance here, expanding the demand for parking here in this small lot. So, I mean,

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00:10:12.090 --> 00:10:20.280

Christopher Carthy: Just say send a signal to the CTA and let them adjudicated one way or the other. That would imply that we're okay with either outcome. And I don't necessarily

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00:10:20.490 --> 00:10:29.130

Christopher Carthy: I think it's important that the planning board understands in its entirety, whether this is an apartment or not, and the implications of that to the to the lot.

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00:10:29.370 --> 00:10:37.380

Adam Kaufman: I agree, yes, I'm working under the assumption that if it goes to apartment. It will require less parking, is that correct john

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00:10:37.800 --> 00:10:41.130

Paul R. Sysak, RLA (JMC): Yes. Yes, correct. So we are the

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00:10:42.660 --> 00:10:43.350

Adam Kaufman: Your alarm and

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00:10:43.380 --> 00:10:43.890

Adam Kaufman: That yeah

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00:10:43.950 --> 00:10:50.790

Adam Kaufman: Well, I did. Looking at the site plan with the maximum parking impact the applicant is contemplating whether or not they want a version.

84

00:10:51.240 --> 00:11:04.170

Adam Kaufman: That reduces it and but that whole topic is worthy of planning board discussion, you might prefer to have the apartment, rather than, than the office up there. So the board should discuss that.

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00:11:04.440 --> 00:11:17.310

John Fry: And I think that's that's a valid notion in one when I suggested this was dialogue and sharing we're, we're, we're clearly interested in hearing your observations as a planning body.

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00:11:18.990 --> 00:11:19.230

Larry Ruisi: So,

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00:11:19.410 --> 00:11:21.330

Larry Ruisi: Question is hearing. If you

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00:11:21.360 --> 00:11:23.040

Larry Ruisi: Call it an apartment.

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00:11:24.090 --> 00:11:39.840

Larry Ruisi: Home. Are you allowed to use it for business purposes. In other words, what's what's to prevent you from basically say, saying it's an apartment, eliminating or adjusting the parking downward, which makes it easier to

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00:11:41.460 --> 00:11:47.400

Larry Ruisi: Not to make the parking work on the site. But then after the fact, just using it as an office.

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00:11:47.880 --> 00:11:52.800

John Fry: That's a valid question. As I understand it, if, if the

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00:11:53.940 --> 00:12:09.000

John Fry: If, if the onset included an apartment and Mr render reconsidered three years from now, two years from now, whenever that that change of use for the second floor would require us to come back to you.

93

00:12:12.840 --> 00:12:14.160

John Fry: Or proposed.

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00:12:15.690 --> 00:12:19.770

John Fry: Change of view. So on the second floor would require us to come back and see you

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00:12:21.810 --> 00:12:26.280

Adam Kaufman: Larry, are you contemplating a scenario where they do something illegally in that

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00:12:26.280 --> 00:12:28.860

Larry Ruisi: Space. I mean, you know what, I'm not

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00:12:29.160 --> 00:12:31.050

Larry Ruisi: suggesting something illegal but

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00:12:31.290 --> 00:12:34.770

Larry Ruisi: But you know what you got a space and you call it an apartment.

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00:12:35.130 --> 00:12:41.400

Larry Ruisi: Where you got a space and you call it an office right well in either scenario, you know, there's a difference in parking

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00:12:42.450 --> 00:12:49.710

Larry Ruisi: You know, the easy route is to say, well, I'll call it an apartment, but how you use it. Ultimately, I mean,

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00:12:49.920 --> 00:12:50.220

Adam Kaufman: Well,

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00:12:50.250 --> 00:12:53.490

Larry Ruisi: That's no somebody's going to go in there and subsequently check how this

103

00:12:53.490 --> 00:13:04.350

Adam Kaufman: Yeah. As a matter of fact, yes. Larry, because the building department does inspire inspections. So during the fire inspection. If they see it's not an approved use that will get caught.

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00:13:04.920 --> 00:13:06.000

Larry Ruisi: Okay. All right.

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00:13:06.450 --> 00:13:07.590

Larry Ruisi: That's good to know. Thank you.

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00:13:08.370 --> 00:13:25.890

John Fry: And, and, you know, I think it's important for us to share. We're not trying to be elusive and Mr render is, I'm sure. Happy to

express the same notions it, it's a matter of deciphering and distilling what the best

107

00:13:27.090 --> 00:13:36.180

John Fry: Financial scenario will be for the second floor. In, in, in the context of what can be accommodated on the site.

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00:13:38.460 --> 00:13:43.110

John Fry: Vinnie you want to, you want to speak to that i mean i i

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00:13:43.650 --> 00:13:44.850

John Fry: Get down to that.

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00:13:45.420 --> 00:13:52.140

Vinny Renda: Yeah, and I ultimately that we want to. That's partly we'd like the flexibility where

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00:13:52.680 --> 00:14:10.560

Vinny Renda: I initially we think the apartment might be the best use currently because it's probably the most valuable. But what happens if like john mentioned three years from now office space is more valuable and I'd rather rent it that way, I'd like I like the flexibility on

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00:14:10.830 --> 00:14:11.220

Adam Kaufman: It but

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00:14:12.150 --> 00:14:21.510

Adam Kaufman: But we can't deal with both scenarios right now. Now you need to pick what you want to get approved for if you change your mind, in the future, there's a process for amending that

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00:14:22.200 --> 00:14:35.700

Adam Kaufman: You know that requires you to get an additional variance amended site plan is a mechanism to do that. But at this point, you really need to decide how you want to move forward. So, so we can process this application.

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00:14:36.990 --> 00:14:46.470

John Fry: Well, I mean, as I understand it, are we understand we have to we have to decide one or the other to make our application to the Zoning Board.

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00:14:47.250 --> 00:15:08.010

John Fry: And I think the inclination is that we would apply to the Zoning Board. And again, this is dial, we would apply for the to the Zoning Board for the office use in a, in a way that utilize the second for as we originally envisioned that would require

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00:15:09.420 --> 00:15:11.820

John Fry: A variance for an additional space.

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00:15:13.920 --> 00:15:14.250

John Fry: If

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00:15:14.700 --> 00:15:18.420

Adam Kaufman: There's a Board have any issue concerns with that.

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00:15:23.310 --> 00:15:31.890

Christopher Carthy: Well, I think, I think that to go to the CVA and say, I'm going to use it as as an as an office space. And at that point.

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00:15:32.850 --> 00:15:42.660

Christopher Carthy: There's a commitment to use it as an office space. I don't think it's appropriate to go to the CPA exam user has an office space and turn around and say, I've changed my mind and use that as an apartment.

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00:15:44.370 --> 00:15:46.920

Christopher Carthy: I think the CPA need to hear the truth as well.

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00:15:48.960 --> 00:15:49.530

John Fry: All we would

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00:15:52.050 --> 00:16:01.320

John Fry: We would and whatever scenario we present, we will be speaking the truth, I can assure you it's again it's not meant to be elusive. I think it's just thinking

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00:16:03.300 --> 00:16:04.560

John Fry: Potentially years ahead.

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00:16:05.850 --> 00:16:06.780

John Fry: Or not, I

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00:16:08.610 --> 00:16:08.820

CRaig Benedict: If

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00:16:09.240 --> 00:16:09.660

Christopher Carthy: If I

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00:16:10.650 --> 00:16:19.590

John Fry: I think we're trying to gather some feedback here this is if if you're if this makes you as a planning body uncomfortable.

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00:16:20.850 --> 00:16:21.450

John Fry: Um,

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00:16:24.090 --> 00:16:30.450

Christopher Carthy: Well, I think we should talk. We should just kick around for a minute, the pros and cons of have an apartment here.

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00:16:31.980 --> 00:16:38.220

Christopher Carthy: From a from a, from a, you know, an agreement with the comprehensive plan. HOW DOES IT department play out here.

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00:16:38.400 --> 00:16:50.220

Christopher Carthy: How does the concept of an apartment play out versus the office space you're now talking about having an apartment in an existing residents on the slot that's I think the planning board should give some thought to all of that.

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00:16:52.620 --> 00:16:59.190

Adam Kaufman: Yeah, it's consistent with the zoning what the zoning says is that residences are permitted as an accessory us

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00:16:59.640 --> 00:17:10.530

Adam Kaufman: So if that second floor were proposed as an apartment, we would need a chart showing that the majority of the floor area is the office.

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00:17:11.160 --> 00:17:23.370

Adam Kaufman: And less than a majority of the space or residences since the residences are an accessory permitted accessory use district. So that's how we would look at it from a zoning perspective.

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00:17:26.310 --> 00:17:27.000

Christopher Carthy: Make sense

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00:17:27.720 --> 00:17:30.240

John Fry: I think that, you know, in from our perspective.

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00:17:32.040 --> 00:17:39.930

John Fry: As a, as a, as a unique residential unit. Let's face it, it's both of those units are going to be unique, both in in

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00:17:41.130 --> 00:17:42.030

John Fry: The they're

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00:17:43.050 --> 00:17:46.680

John Fry: Built realization and in the context that they land.

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00:17:47.970 --> 00:17:50.790

John Fry: But that lends to why they're probably

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00:17:52.950 --> 00:18:02.910

John Fry: Valuable as a community element because their unique housing in a walkable footprint of the village. Conversely,

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00:18:04.290 --> 00:18:08.850

John Fry: The, the limited footprint for a second for business.

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00:18:09.990 --> 00:18:14.490

John Fry: It's, it's tough to gauge how attractive that may or may not be

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00:18:17.190 --> 00:18:19.890

John Fry: So in and that's why we felt like

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00:18:21.360 --> 00:18:22.680

John Fry: You know the apartment may

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00:18:23.820 --> 00:18:29.910

John Fry: May have some real advantages. Both, both in terms of a property in lending to community fabric.

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00:18:36.630 --> 00:18:45.630

Christopher Carthy: Besides the can we, let's, why don't we dive into some of the other issues to purchase one the parking issue. Some of the other variances that are needed.

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00:18:49.590 --> 00:18:50.310

Adam Kaufman: The parking

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00:18:52.710 --> 00:18:56.370

Christopher Carthy: Is it was there. Was there an issue with the landscaping along the

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00:18:56.760 --> 00:19:07.590

Adam Kaufman: Well what know what you need to do is make sure that the proposed landscaping is acceptable. So it's really a tapered island.

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00:19:07.650 --> 00:19:08.970

Adam Kaufman: Going from the

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00:19:10.170 --> 00:19:13.290

Adam Kaufman: That the residents in the back towards the front

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00:19:13.710 --> 00:19:18.450

Adam Kaufman: Right, it seems reasonable. What they're proposing. I don't know if you have that plan.

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00:19:18.450 --> 00:19:24.780

John Fry: Anyways, is the landscape or it can you scroll to the landscape plan. I'm not sure it's in this set.

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00:19:25.560 --> 00:19:30.270

Adam Kaufman: Okay, we get an idea there if you zoom in, what it would look like.

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00:19:31.800 --> 00:19:32.670

Christopher Carthy: Yeah. Yes. Now,

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00:19:34.200 --> 00:19:35.250

Adam Kaufman: Right there.

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00:19:37.110 --> 00:19:44.850

Adam Kaufman: But there isn't much alternative right you could potentially supplement it with a fence for additional screening, but

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00:19:49.980 --> 00:19:51.120

Adam Kaufman: There isn't that much more room.

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00:19:51.540 --> 00:19:51.900

Very

163

00:19:54.720 --> 00:19:57.780

John Fry: Well, you may have access to. Do you have your landscape plan.

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00:19:59.970 --> 00:20:01.290

Paul R. Sysak, RLA (JMC): Yeah. JOHN I can share that

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00:20:01.590 --> 00:20:01.920

Okay.

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00:20:03.300 --> 00:20:04.770

John Fry: I mean I feel like that's probably

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00:20:05.850 --> 00:20:07.560

John Fry: A better document to

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00:20:10.110 --> 00:20:11.820

John Fry: To look at as opposed to the aerial

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00:20:12.900 --> 00:20:19.680

John Fry: I mean, there are, you know, I mean, I think it's, it's a, yeah. Yeah, it's a sensitively thought out.

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00:20:23.100 --> 00:20:26.760

John Fry: Composition of plant material based on how as

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00:20:27.180 --> 00:20:28.920

John Fry: Adam pointed out, it tapers and

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00:20:32.220 --> 00:20:44.130

Paul R. Sysak, RLA (JMC): Yeah and there's an existing retaining wall that is higher than, than the site. So even if there were the installation of a fence, it would be lower. And that neighboring property.

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00:20:50.700 --> 00:20:51.720

Paul R. Sysak, RLA (JMC): So we had a

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00:20:55.440 --> 00:20:58.890

Paul R. Sysak, RLA (JMC): Pretty, pretty generous palette of your friend shrubs.

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00:21:00.060 --> 00:21:09.390

Paul R. Sysak, RLA (JMC): And recovered covers perennial grasses, you get a nice variety and in on that area. And that's where we put most of our focus

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00:21:09.840 --> 00:21:22.080

Paul R. Sysak, RLA (JMC): Would be on the east side property line in front of the existing residents in the back and keeping existing along, you know, be back of this building and then spruce up the front

177

00:21:26.730 --> 00:21:38.160

Christopher Carthy: And I'm getting I'm forgetting how did the floor area ratio workout in terms of the second floor because they were originally counting. They were originally, not counting something as floor area and

178

00:21:38.730 --> 00:21:54.990

Adam Kaufman: So we discussed this with the applicants. They we have as part of this submission. We don't have the revised plans according to the applicant after they addressed this comment that they have enough order. I haven't verified that

179

00:21:55.200 --> 00:21:56.280

John Fry: Yes, I will.

180

00:21:56.370 --> 00:22:02.370

John Fry: I will confirm that we've always been under the FA are

181

00:22:02.460 --> 00:22:13.350

John Fry: Correct maximum we've just struggled with the growth square footage below that maximum and the parking that can be realized. To support to grow square footage

182

00:22:13.560 --> 00:22:13.920

Christopher Carthy: Mm hmm.

183

00:22:14.310 --> 00:22:14.580

Right.

184

00:22:24.090 --> 00:22:24.480

Christopher Carthy: So,

185

00:22:25.620 --> 00:22:37.470

Christopher Carthy: It's the next step here. I know there's some public comment, we should we should at least you know I'll open it up to the public in a moment. But at my lashes. The next step here is refer this to the CVA correct

186

00:22:38.460 --> 00:22:39.060

Adam Kaufman: Yes.

187

00:22:39.990 --> 00:22:43.230

Christopher Carthy: Yeah. But before we refer to the CVA

188

00:22:44.400 --> 00:22:49.020

Christopher Carthy: Do you want to confirm the FLIR and do. Should we know it's going to be an apartment.

189

00:22:49.770 --> 00:23:01.350

Adam Kaufman: Yeah, I think we're going to do that in can, in conjunction with the building department so that when everything gets published with the BBA it is 100% accurate.

190

00:23:05.970 --> 00:23:09.480

Christopher Carthy: So I guess it's up to the, you know, planning board members should apply now to

191

00:23:10.500 --> 00:23:12.660

Adam Kaufman: You know, you have to apply if you're comfortable with that.

192

00:23:12.720 --> 00:23:15.930

Christopher Carthy: Right. I think you guys should speak up. Now, as to whether or not

193

00:23:16.380 --> 00:23:17.010

Christopher Carthy: You have

194

00:23:17.160 --> 00:23:26.460

Christopher Carthy: You know, some indication on where this plan to go, you know, because, you know, as far as office on the second or apartment on the second floor.

195

00:23:28.980 --> 00:23:30.630

Christopher Carthy: Well, unless you don't have an opinion.

196

00:23:30.990 --> 00:23:37.290

Larry Ruisi: But it's what it makes sense to hear from the public on this and then kind of we can have all the information and

197

00:23:37.560 --> 00:23:42.480

Christopher Carthy: We can do that, but is anybody. Does anybody else in the board want to add anything before we open it up to the public.

198

00:23:43.170 --> 00:23:46.350

pollackmv: Well, I don't mind opining i think that

199

00:23:47.130 --> 00:24:07.170

pollackmv: I think that john made a good point about struggling with the parking to support the FLIR that's that's compliant and by making the second floor. An apartment, instead of an office. You're mitigating the parking limitations in that way.

200

00:24:08.820 --> 00:24:10.920

pollackmv: So, you know, I think that's a good

201

00:24:12.420 --> 00:24:16.260

pollackmv: You know suggestion by the applicant to try to, you know, deal with

202

00:24:16.830 --> 00:24:22.470

pollackmv: The limitations of the site, which really contain the parking in my estimation

203

00:24:25.230 --> 00:24:27.330

pollackmv: So that was my impression. Okay.

204

00:24:27.630 --> 00:24:28.440

Christopher Carthy: Thank you, Michael.

205

00:24:30.450 --> 00:24:40.080

Jim Jensen: I hadn't which is i, this is Jim i i agree with Michael same. So I was under the impression when we saw the applicant first came before us, we had the sidewalk, that there was

206

00:24:40.650 --> 00:24:54.510

Jim Jensen: I guess as part of their master plan or part of the tenants requirements with that there be no apartment on the second floor of the main, main structure that's kind of what led them to have the on the second floor.

207

00:24:56.580 --> 00:24:56.850

Jim Jensen: So,

208

00:24:56.880 --> 00:25:03.930

Vinny Renda: Yeah, that's, that's correct. But my company has changed change that requirements. So we can now have a resident to the second floor.

209

00:25:07.530 --> 00:25:08.760

Jim Jensen: So, thank you.

210

00:25:08.760 --> 00:25:09.210

Jim Jensen: For that

211

00:25:09.240 --> 00:25:17.340

Jim Jensen: Okay, so, so, you know, knowing that I understanding that change. I think, you know, I'd like to

212

00:25:18.390 --> 00:25:23.490

Jim Jensen: Definitely agree that want to go back before the CVA because now the slightly a different

213

00:25:24.720 --> 00:25:25.590

Jim Jensen: It's a different

214

00:25:26.700 --> 00:25:31.080

Jim Jensen: Use of the structure than what's been presented the last time since

215

00:25:32.370 --> 00:25:34.110

Jim Jensen: Since we lists or do we had a list, meaning

216

00:25:34.830 --> 00:25:47.940

Adam Kaufman: You're saying something different. Jim, the applicant is potentially hasn't made up their mind how they want that use. I think you're saying you prefer to see the residential use because it minimizes the parking requirements that what you're saying.

217

00:25:48.450 --> 00:25:55.710

Jim Jensen: Oh, I'm so I'm saying they need to make up their mind, in one way, the other what's been built what exists today is on the office.

218

00:25:56.220 --> 00:26:07.800

Jim Jensen: If they choose to go to the apartment. I think there's some benefit to that because it is a of a smaller parking impact. And it also meets a greater we know there's an unmet need in town.

219

00:26:09.510 --> 00:26:09.690

Christopher Carthy: Yeah.

220

00:26:17.370 --> 00:26:21.270

Kellard Sessions: Chris, I just had a quick question before you go to the public, if you don't mind.

221

00:26:23.370 --> 00:26:32.820

Kellard Sessions: From, from an engineering standpoint, we had very minimal comments at this point was dressed most everything. The only question I really had the board is discussed this yet. We mentioned

222

00:26:34.680 --> 00:26:36.000

Kellard Sessions: Considering a sidewalk along

223

00:26:36.480 --> 00:26:45.960

Kellard Sessions: Oh yes, similar to what we've done to the, you know, with the the property next door and hopefully a future potential connection to them, meaning sidewalk on Bedford.

224

00:26:47.460 --> 00:26:52.260

Kellard Sessions: Or Eastern McDonald. So just something to discuss. So I guess we have some direction.

225

00:26:52.560 --> 00:26:53.970

Adam Kaufman: It's a really good point. Joe

226

00:26:55.500 --> 00:26:55.800

Christopher Carthy: You know,

227

00:26:56.130 --> 00:27:07.170

Jim Jensen: It's I'm glad you brought that up. Joe or Christopher only because on that there was at the last meeting there was some contemplation of a parking spot parallel spot along Bedford.

228

00:27:07.590 --> 00:27:08.430

Christopher Carthy: Still there.

229

00:27:09.510 --> 00:27:10.500

Christopher Carthy: Is enough. Yeah.

230

00:27:10.890 --> 00:27:11.940

John Fry: Abandon that notion

231

00:27:14.340 --> 00:27:14.550

CRaig Benedict: But

232

00:27:15.150 --> 00:27:16.650

Kellard Sessions: shown as a future.

233

00:27:16.860 --> 00:27:18.000

Kellard Sessions: Atlanta space, wasn't it

234

00:27:20.850 --> 00:27:21.090

John Fry: No.

235

00:27:21.150 --> 00:27:23.280

Paul R. Sysak, RLA (JMC): Yeah, the one onsite will be a future land bank.

236

00:27:23.280 --> 00:27:27.870

Paul R. Sysak, RLA (JMC): Space, but the parallel space in the right away was abandoned. We're not going to pursue that.

237

00:27:29.550 --> 00:27:30.240

Paul R. Sysak, RLA (JMC): And we did

238

00:27:31.590 --> 00:27:32.550

Paul R. Sysak, RLA (JMC): You did discuss

239

00:27:34.920 --> 00:27:36.660

Paul R. Sysak, RLA (JMC): That before that before last meeting.

240

00:27:38.850 --> 00:27:41.880

Jim Jensen: What was a little confusing though is how the

241

00:27:43.290 --> 00:27:44.400

Jim Jensen: If that land.

242

00:27:44.460 --> 00:27:48.600

Jim Jensen: That spas taken away, you know, now the apron was right out to Bedford, I don't

243

00:27:49.110 --> 00:27:49.500

Know that

244

00:27:50.670 --> 00:28:02.490

Jim Jensen: You know, Joel brought up the parking on the sidewalk, but then also to how that how the apron meets the adjoining property, but that's going to have, I guess it was approved as parallel parking. So it feels like there needs to be some site coordination.

245

00:28:04.500 --> 00:28:07.500

Kellard Sessions: Yeah, Tim, if I remember the night plan for the neighboring property.

246

00:28:08.730 --> 00:28:09.930

Kellard Sessions: The parallel parking

247

00:28:10.980 --> 00:28:15.840

Kellard Sessions: There were one or two spaces between the driveway for that. The next door lot

248

00:28:18.060 --> 00:28:27.000

Kellard Sessions: But I believe it was ordained some extent because this is Dr. Serving. This site was there, you know, it's an existing Dr would have considered that during the other

249

00:28:31.980 --> 00:28:34.260

Christopher Carthy: Applicants show the sidewalk on the plan.

250

00:28:37.410 --> 00:28:37.860

John Fry: I'm sorry.

251

00:28:37.890 --> 00:28:40.200

Paul R. Sysak, RLA (JMC): Have not shown it on on our site plan.

252

00:28:41.430 --> 00:28:44.550

Paul R. Sysak, RLA (JMC): If that's the direction that the the board wants to go.

253

00:28:46.530 --> 00:28:50.790

Paul R. Sysak, RLA (JMC): The applicant, we would be willing to install that that section across our, our property.

254

00:28:52.650 --> 00:28:54.180

Christopher Carthy: I would like to see that on the plan.

255

00:28:55.890 --> 00:28:56.190

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

256

00:29:00.240 --> 00:29:09.960

John Fry: And and I'm sorry to interrupt, but because we've talked about it in infra team circles, to a certain extent that

257

00:29:10.470 --> 00:29:21.510

John Fry: Clearly when if if if Mr render advances this project in the timeline, he's hoping he can advance it in. There's going to be a section is going to be a lonely section of sidewalk there,

258

00:29:23.040 --> 00:29:28.830

John Fry: And and if it's if it's implemented when this project is constructed

259

00:29:30.750 --> 00:29:35.070

John Fry: So you know that that was one of the reasons we kind of backed off because we thought it was going to be

260

00:29:36.240 --> 00:29:43.650

John Fry: A little peculiar for who knows how long I'm you know I'm I might only suggest that

261

00:29:45.600 --> 00:29:51.510

John Fry: The applicant provide the sidewalk when there's something to connect it to that sounds like a reasonable

262

00:29:52.440 --> 00:29:55.410

Christopher Carthy: Joe. We've heard. We've heard that argument before

263

00:29:57.270 --> 00:30:11.190

Christopher Carthy: Where, you know, listen. Somebody has to be the pioneer and get the sidewalk built and the other properties can follow suit. When they come before the planning board so that we've dealt with it that way. We've also have, we have a bonded sidewalk so that when

264

00:30:12.240 --> 00:30:17.850

Christopher Carthy: When the time comes, we have the money available to build the sidewalk and you have an opinion on that.

265

00:30:19.080 --> 00:30:20.790

Kellard Sessions: Actually we've done it both ways.

266

00:30:21.600 --> 00:30:30.990

Kellard Sessions: And neighboring properties down in North white Ralph sizes. If you remember, you're required to build the sidewalk and that goes to nowhere on both sides of the property.

267

00:30:32.310 --> 00:30:33.780

Kellard Sessions: And across the street.

268

00:30:35.310 --> 00:30:37.740

Kellard Sessions: They had bonded their sidewalk construction.

269

00:30:39.570 --> 00:30:55.320

Kellard Sessions: bigots, we can make it work either way. I think it's really just something that the board should discuss if the applicant doesn't build it as part of this plan approval. I would recommend that you have it you have a guarantee that at some point in the future.

270

00:30:56.160 --> 00:31:06.030

Christopher Carthy: It just seems that this is not a very big project and to build the sidewalk now is not all that complicated if in fact it can only go one place and the other sidewalks can only go one place

271

00:31:06.210 --> 00:31:06.900

Christopher Carthy: Off the price.

272

00:31:07.080 --> 00:31:14.220

Christopher Carthy: Be cheaper and better to get it done. Now, then you go through the administrative costs of bonding and all that business and having to do it later.

273

00:31:14.460 --> 00:31:21.510

Adam Kaufman: I really agree with you, Christopher last the fact we already have an approved site plan next door at the lumberyard so we know it's happening.

274

00:31:22.290 --> 00:31:22.560

Kellard Sessions: Right.

275

00:31:22.620 --> 00:31:25.710

Kellard Sessions: And the only there's only one remaining property between this site.

276

00:31:26.460 --> 00:31:27.480

Kellard Sessions: Sidewalk on Bedford.

277

00:31:27.840 --> 00:31:28.200

Christopher Carthy: Yes.

278

00:31:28.560 --> 00:31:31.890

Kellard Sessions: You know, it's your administrative kind of headache. The bond it

279

00:31:32.970 --> 00:31:37.560

Kellard Sessions: And then you know who's going to try and put a number to something that we don't know when it may ever get below.

280

00:31:40.770 --> 00:31:43.320

Kellard Sessions: You know, there's always escalation of course that may not be

281

00:31:43.650 --> 00:31:44.730

Christopher Carthy: Taken into account so

282

00:31:44.790 --> 00:31:48.720

Christopher Carthy: Let's stand with the concept of the application. So the sidewalk on the planet.

283

00:31:49.440 --> 00:31:49.800

Adam Kaufman: Yep.

284

00:31:50.070 --> 00:31:52.590

John Fry: So noted, I see a sidewalk in our future.

285

00:31:53.910 --> 00:32:05.280

Vinny Renda: So do I. And, and that opens up a question for me though. Because if there's a sidewalk there, would it open up street parking and should that be something that counts towards our parking

286

00:32:06.300 --> 00:32:10.140

Adam Kaufman: No on street parking can't count for your site.

287

00:32:11.640 --> 00:32:12.120

Christopher Carthy: Understood.

288

00:32:13.170 --> 00:32:16.590

Vinny Renda: I'm learning here. So thank you's 1000 ignorant question no.

289

00:32:18.720 --> 00:32:21.090

Adam Kaufman: Is the board ready to hear from

290

00:32:22.170 --> 00:32:22.710

Adam Kaufman: The public

291

00:32:23.010 --> 00:32:23.580

Yes.

292

00:32:24.600 --> 00:32:25.050

Okay.

293

00:32:38.100 --> 00:32:40.020

Adam Kaufman: Okay, Michael, you're, you're on.

294

00:32:41.370 --> 00:32:42.060

michael@farerericompanies.com: Hello. Good evening.

295

00:32:44.700 --> 00:32:45.480

michael@farerericompanies.com: Thank you, Adam.

296

00:32:50.700 --> 00:32:54.930

michael@farerericompanies.com: Okay, thank you, Adam. It has a little bit of a delay and

297

00:32:55.530 --> 00:32:59.070

Christopher Carthy: Michael, are you watching the meeting on your TV or something else.

298

00:32:59.310 --> 00:33:06.000

Christopher Carthy: I am I'm wandering off to see you only watching it in one place my thing. You won't have that reverberation in the background.

299

00:33:06.900 --> 00:33:14.280

michael@farericompanies.com: Okay, I'll do that. Thanks, Chris. The problem was I had after TV on because I wasn't invited just now.

300

00:33:14.790 --> 00:33:22.230

Christopher Carthy: I know, I know. Yeah. I understand that I have it on and we don't mind waiting. When you turn it off. I'm just saying, you'll have a better experience if you turn it off now.

301

00:33:22.470 --> 00:33:29.340

Christopher Carthy: And now you just interact with zoom. And then when you're done. If you want to watch the rest of the meeting go back to TV watch the rest of it.

302

00:33:30.030 --> 00:33:35.460

michael@farericompanies.com: Thank you very much. It is new for me. Second time with you on zoom

303

00:33:35.610 --> 00:33:36.450

michael@farericompanies.com: So, thank you.

304

00:33:38.730 --> 00:33:40.410

michael@farericompanies.com: In any bread I

305

00:33:43.590 --> 00:33:49.350

michael@farericompanies.com: Need to be informed educated on this application somewhat familiar with it.

306

00:33:51.240 --> 00:33:52.470

michael@farericompanies.com: I'm a notice neighbor.

307

00:33:53.820 --> 00:33:59.490

michael@farericompanies.com: To the east, which is the lumberyard notice neighbor to the north wind McDonald.

308

00:34:00.840 --> 00:34:06.120

michael@farericompanies.com: And also a notice neighbor for a property down five McConnell well

309

00:34:07.200 --> 00:34:09.870

michael@farericompanies.com: So I do have a great deal of interest in this property.

310

00:34:10.920 --> 00:34:12.570

michael@farericompanies.com: Because it's continuous to me. I

311

00:34:14.190 --> 00:34:17.910

michael@farericompanies.com: Love the three sides. Let's be the town road.

312

00:34:19.020 --> 00:34:23.400

michael@farericompanies.com: I first became aware of this situation when I received a notice

313

00:34:24.660 --> 00:34:26.340

michael@farericompanies.com: From the Zoning Board of appeals

314

00:34:28.320 --> 00:34:31.500

michael@farericompanies.com: would tend to zoning board meeting on the board of appeals

315

00:34:40.650 --> 00:34:41.850

michael@farericompanies.com: A appeared to be

316

00:34:43.530 --> 00:34:43.950

michael@farericompanies.com: Barking

317

00:34:45.060 --> 00:34:49.080

michael@farericompanies.com: And barking is your problem and always has been a problem.

318

00:34:50.670 --> 00:34:51.030

michael@farericompanies.com: And

319

00:34:53.550 --> 00:34:54.090

michael@farericompanies.com: History

320

00:34:55.890 --> 00:34:56.280

michael@farericompanies.com: Has

321

00:34:57.570 --> 00:34:57.960

michael@farericompanies.com: prob.

322

00:34:58.080 --> 00:35:03.390

Christopher Carthy: Can I stop, please. Michael, you said zoning board meeting planning board meeting.

323

00:35:04.020 --> 00:35:05.850

michael@farericompanies.com: No zoning board of appeals

324

00:35:07.020 --> 00:35:07.200

Christopher Carthy: That

325

00:35:07.410 --> 00:35:08.490

michael@farericompanies.com: I first notice

326

00:35:08.880 --> 00:35:09.720

Of this project.

327

00:35:10.800 --> 00:35:25.350

michael@farericompanies.com: And that that zoning board of appeals noted was to attend the Zoning Board of appeals. On July 2 which I found very strange, considering that I was invited to a planning board discussion before

328

00:35:27.390 --> 00:35:34.350

michael@farericompanies.com: So I thought that to be on what it is that that the planning board which admission application.

329

00:35:35.370 --> 00:35:42.450

michael@farericompanies.com: To the architectural review board for you prefer review. When the the

330

00:35:43.650 --> 00:35:48.780

michael@farericompanies.com: statistics of the plan. He needs to be addressed in the Zoning Board of appeals

331

00:35:50.370 --> 00:35:51.510

michael@farericompanies.com: Put into the sequence.

332

00:35:53.340 --> 00:36:04.110

michael@farericompanies.com: That the end where it is. I don't, I'm not looking to go backwards. Please be somewhat unusual, but before I continue, not knowing what the second floor.

333

00:36:04.830 --> 00:36:13.710

michael@farericompanies.com: This property is going to be, I would think it already fair that this public hearings, there's not a closed the night to the second floor is

334

00:36:16.230 --> 00:36:18.690

michael@farericompanies.com: That the market is climate either one or the

335

00:36:19.980 --> 00:36:25.050

michael@farericompanies.com: Plans update circularity reviewed and then continuing

336

00:36:31.800 --> 00:36:36.600

michael@farericompanies.com: On with my concerns when I first got the notice

337

00:36:37.710 --> 00:36:43.170

michael@farericompanies.com: Zoning Board of appeals. I then went to town and and got the comments.

338

00:36:45.060 --> 00:36:56.160

michael@farericompanies.com: From Adam and from Belgrade regarding this application which I hadn't found in the book, which I will discuss. But the first thing that I can't challenging to be

339

00:36:58.050 --> 00:37:01.830

michael@farericompanies.com: Somewhat of a problem pocket tax plan has created one day.

340

00:37:04.260 --> 00:37:06.330

michael@farericompanies.com: And I'd like you to see if you put that up on

341

00:37:07.950 --> 00:37:13.980

michael@farericompanies.com: She'd asked a one day at 520

342

00:37:29.670 --> 00:37:32.610

John Fry: Can I clarify something not to interrupt, Michael.

343

00:37:34.290 --> 00:37:41.310

michael@farericompanies.com: I let me just get my questions out and then maybe you can address all my customers. At what point do I don't lose my concentration

344

00:37:46.080 --> 00:37:47.190
michael@farericompanies.com: SK one day.

345
00:37:48.240 --> 00:37:48.690
michael@farericompanies.com: You go

346
00:37:50.040 --> 00:37:50.520
michael@farericompanies.com: The other way.

347
00:37:59.220 --> 00:38:02.460
John Fry: There's not going to be in SK one that that one.

348
00:38:03.030 --> 00:38:04.170
michael@farericompanies.com: No SK

349
00:38:05.010 --> 00:38:08.220
John Fry: SK one A was a preliminary drawing, we had this

350
00:38:08.220 --> 00:38:11.370
michael@farericompanies.com: Discussion. I'm glad you had his own compliance.

351
00:38:11.550 --> 00:38:17.040
michael@farericompanies.com: Zoning compliance jar, and I would like to reflect his own code compliance.

352
00:38:18.030 --> 00:38:19.680
michael@farericompanies.com: That was another one.

353
00:38:21.810 --> 00:38:25.920
michael@farericompanies.com: Is you do you have is owning a zoning code compliance chart here.

354
00:38:26.130 --> 00:38:26.820
Yes, we did.

355
00:38:28.290 --> 00:38:28.740
michael@farericompanies.com: For me,

356
00:38:30.240 --> 00:38:30.720
Christopher Carthy: There we go.

357

00:38:31.230 --> 00:38:32.790

michael@farericompanies.com: Okay, can you blow it up. I can't

358

00:38:32.790 --> 00:38:33.150

michael@farericompanies.com: See it

359

00:38:35.490 --> 00:38:37.560

michael@farericompanies.com: Can you get. Okay, very good.

360

00:38:39.750 --> 00:38:43.290

michael@farericompanies.com: Thank you very much. Thank you can see by this by this is owning

361

00:38:44.460 --> 00:38:44.850

michael@farericompanies.com: The

362

00:38:45.960 --> 00:38:58.200

michael@farericompanies.com: Child your property code and you're going, quiet 30,000 square feet or approximately three quarters of an acre. This property is 990 what's

363

00:38:58.980 --> 00:39:14.820

michael@farericompanies.com: The proper Chinese 50 feet wide by 200 people. That's what the property is today the project to Fridays requires aren't this this piece of property right now is the minimum is 300 feet. This property is

364

00:39:15.930 --> 00:39:16.380

michael@farericompanies.com: Write your

365

00:39:18.030 --> 00:39:38.190

michael@farericompanies.com: Discretion clothing. Right now it's 34 feet and going to 2975 minimum 58 and their rates and privacy. Right now the the apartment in the back. I think 15 feet shod your requirement is also

366

00:39:40.170 --> 00:39:45.210

michael@farericompanies.com: A maximum building cabbages 25 feet two stories in height and yet.

367

00:39:47.640 --> 00:39:58.590

michael@farericompanies.com: If you look at the existing it says that the present moment point to one or 2094 square feet. Now if you go down if you can make this just a

368

00:39:59.070 --> 00:39:59.550

Larger

369

00:40:04.470 --> 00:40:14.400

michael@farericompanies.com: Okay, little bit and bring it up a little bit. I'm going to read it from the plan. But if you take a look at the chart, there's something that interested me

370

00:40:15.210 --> 00:40:24.150

michael@farericompanies.com: The first floor of the existing building this building is going to be raised up two feet and the second floor is also going to be raised up to speed.

371

00:40:25.440 --> 00:40:28.320

michael@farericompanies.com: If you look on the third ask this on the bottom of the zoning.

372

00:40:29.370 --> 00:40:36.870

michael@farericompanies.com: Try it says no permits and I'll be used to that would result and decrease of any such none.

373

00:40:39.660 --> 00:40:46.620

michael@farericompanies.com: No permits. I'll be issued that will result in an increase in any such Lucky for me.

374

00:40:47.940 --> 00:40:57.510

michael@farericompanies.com: So it could take a look at that we are doing something different, but not that it matters that much to me. I'm really not concerned about the aesthetics

375

00:40:58.710 --> 00:41:06.540

michael@farericompanies.com: I'm concerned about the guys are building a bit shorter. Back to you yesterday, but more importantly, I'm concerned about the required party.

376

00:41:07.200 --> 00:41:24.120

michael@farericompanies.com: And a growing his contract. I'm not in favor of any Cars. Cars generally come into play. After you have to charge parking space land bagging is shopping at the option of the planning board like no way

377

00:41:26.340 --> 00:41:34.530

michael@farericompanies.com: My opinion represent Tony code by market requires for pocket space for every thousand square

378

00:41:36.510 --> 00:41:38.790

michael@farericompanies.com: Square feet so reality. What's

379

00:41:38.790 --> 00:41:39.510

michael@farericompanies.com: Happening.

380

00:41:40.200 --> 00:41:41.010

And building

381

00:41:42.120 --> 00:41:46.800

michael@farericompanies.com: Is going to be raised. The first part is going up two feet and the second floor.

382

00:41:48.120 --> 00:42:00.060

michael@farericompanies.com: Is going up from a construction point of view, I don't know how you can do that and it here to know how the issue with that we saw an increase. If any of the section aren't good for me.

383

00:42:00.750 --> 00:42:05.250

John Fry: Because conforming, Michael, we're not we're not increase

384

00:42:05.760 --> 00:42:07.590

michael@farericompanies.com: Me. Let me finish my questions.

385

00:42:07.770 --> 00:42:17.700

michael@farericompanies.com: And then you can address all of my concerns. Thank you. With any issues that I'm concerned, your back. If you take a look at the on his own. He likes the minimum side, you're

386

00:42:18.240 --> 00:42:40.800

michael@farericompanies.com: The minimum side, you're right now says the existing is 17.59 17.59 feet and we're proposing to that be reduced by by 2.59 SQUARE FEET ARE MAKING get 15 feet. That to me is the changes. Well, that needs to be addressed. Now, what really concern me more than anything.

387

00:42:41.370 --> 00:42:51.120

michael@farericompanies.com: Is that the building is being raised up well though, even though it's raised up and it's still with under the height restrictions, it's changing the whole conformity to build

388

00:42:52.350 --> 00:42:54.960

michael@farericompanies.com: That's number one. And number two,

389

00:42:56.160 --> 00:42:59.610

michael@farericompanies.com: Very concerning to me is if we can go to your sheet.

390

00:43:00.870 --> 00:43:04.620

michael@farericompanies.com: As take two or data 511 2020

391

00:43:08.400 --> 00:43:08.820

michael@farericompanies.com: Si.

392

00:43:08.910 --> 00:43:12.270

John Fry: Si k two, k two is not in the sets.

393

00:43:12.810 --> 00:43:15.690

michael@farericompanies.com: It's on a sheet that I had right here. I think you just bad.

394

00:43:19.530 --> 00:43:20.340

michael@farericompanies.com: That's not it.

395

00:43:23.580 --> 00:43:28.590

John Fry: Just to clarify, to the board. We're not sure what the drawings Michael had

396

00:43:29.820 --> 00:43:35.280

michael@farericompanies.com: I'm looking at your day to day 511 2020 by next

397

00:43:36.300 --> 00:43:36.750

Christopher Carthy: Michael

398

00:43:38.580 --> 00:43:41.580

michael@farericompanies.com: Floor Plans, go to the floor plan.

399

00:43:43.590 --> 00:43:47.640

michael@farericompanies.com: Okay. Stay right there, that that your sheet as came through.

400

00:43:48.810 --> 00:43:52.920

michael@farericompanies.com: And if you look at the bottom right, you'll say a to actually go see

401

00:43:53.310 --> 00:44:02.460

michael@farericompanies.com: Yes. Now pressingly if you look at the the the structure to the left. That's the first floor and

402

00:44:04.440 --> 00:44:12.360

michael@farericompanies.com: Of the property. Now if you look, the existing stairs that go down to the basement and that's what that left is the left side is the basement.

403

00:44:12.900 --> 00:44:22.290

michael@farericompanies.com: And what they are doing the what's really happening here is they're raising the elevation of the first floor so they can get two feet higher

404

00:44:22.890 --> 00:44:31.050

michael@farericompanies.com: In height in the mechanical room down below the structure in your back is a crawl space. But if you can raise it up a little bit more, you'll see

405

00:44:31.590 --> 00:44:36.780

michael@farericompanies.com: To the left, you'll see a set of stairs to the left. Those are probably going to be, can you raise the

406

00:44:37.350 --> 00:44:48.210

michael@farericompanies.com: Can you raise up. Okay, good. So in the front of that plan on the left, you'll see your new vestibule in the front and then you're going to see a vest vestibule and then it satisfies going down to the

407

00:44:48.210 --> 00:44:48.600

Christopher Carthy: Base.

408

00:44:49.050 --> 00:44:58.260

michael@farericompanies.com: Now, when you look at the middle plan. If you look, it'll says watch and back again. Go see vestibule and then you'll see a set of stairs going

409

00:44:59.460 --> 00:45:10.260

michael@farericompanies.com: Out to the right, rather see a new set of stairs to the right, which is approximately four feet high. Why going to the US towards my property. The lumberyard

410

00:45:11.070 --> 00:45:23.010

michael@farericompanies.com: That is potentially what I believe to be increasing the nonconforming if it's presently 17 feet nine from the edge attached to my property. Now reduces the 50s.

411

00:45:24.030 --> 00:45:36.000

michael@farericompanies.com: Now if you also take a look at the back in the back left corner and you take a look at the deck on the back right point. Now let's go to the next plan second floor move to the left. Okay. Now move up a little bit.

412

00:45:37.170 --> 00:45:54.270

michael@farericompanies.com: Lower than Australia staircases that you're looking at right there. The one to the left. The one in the back. The one that back right and your staircases on the right seat to be somewhat interesting to me because I also took out the town zoning code 825 of

413

00:45:55.560 --> 00:46:02.220

michael@farericompanies.com: The North castle code number 360 and it talks about floor Eric gross floor area.

414

00:46:03.420 --> 00:46:04.470

michael@farericompanies.com: I'd like to read it to you.

415

00:46:06.960 --> 00:46:07.800

michael@farericompanies.com: It says

416

00:46:09.630 --> 00:46:10.170

michael@farericompanies.com: That

417

00:46:13.380 --> 00:46:30.510

michael@farericompanies.com: And to story or any enclosed porch or anyone having a roof and exclusion a roof and exclusion or basement and mechanical areas in non residential buildings of Florida ceiling. I have 78 feet or greater shall be included as

418

00:46:32.760 --> 00:46:39.540

michael@farericompanies.com: Floor to ceiling is 73 or greater if the basement is no miss the sentence. I'm sorry. Let me read it again.

419

00:46:44.160 --> 00:46:48.000

michael@farericompanies.com: Any to story or any enclosed port any clothes.

420

00:46:49.080 --> 00:46:50.940

michael@farericompanies.com: Or one having a roof.

421

00:46:52.080 --> 00:46:54.600

michael@farericompanies.com: And capable of being closed.

422

00:46:56.280 --> 00:47:02.040

michael@farericompanies.com: Shall be including rose floor area now that I created a problem for me.

423

00:47:03.240 --> 00:47:05.370

michael@farericompanies.com: Because when I looked at your statistics.

424

00:47:06.900 --> 00:47:19.590

michael@farericompanies.com: On the existing square footage, like she sky on the first sheet that we looked at it said that your existing floor area was 2283 square feet.

425

00:47:20.490 --> 00:47:40.140

michael@farericompanies.com: Now in the back of the first floor right here in the back, you're adding a second floor addition to that building that the dietician is 25 feet by 25 feet or an additional 625 square feet. Now if I take your existing and yet that 625 square feet.

426

00:47:41.850 --> 00:47:42.750

michael@farericompanies.com: You come up to

427

00:47:44.070 --> 00:48:03.780

michael@farericompanies.com: I think 2775 square feet. And then if you add all of those porches. And one of the staircases that on your architectural plans show to be enclosed. They need to be counted in the fo you are now if you can't do yet that you offer those things you wind up coming up with an FAQ are

428

00:48:05.400 --> 00:48:28.290

michael@farericompanies.com: I think it comes up to 3250 square feet and he come up with 3250 square feet and you divide that out by 25 by 250 you're going to have a requirement of 13 parking spaces and then I went and I looked at something to confirm what I sure

429

00:48:31.590 --> 00:48:32.970

michael@farericompanies.com: I wanted to tax office.

430

00:48:34.020 --> 00:48:39.960

michael@farericompanies.com: And I wanted to decide, being that there's such a discrepancy on your plans with regard to the square footage is

431

00:48:40.260 --> 00:48:51.660

michael@farericompanies.com: I said let me go to the tax records and she would attack you have as well. The tax workers as exactly what i guess i tried different building is is 20 by 2042 stories.

432

00:48:52.260 --> 00:49:01.650

michael@farericompanies.com: And the bank building that they did an addition on is 2525 or 600 square feet and you're putting the whole second floor and

433

00:49:02.190 --> 00:49:05.880

John Fry: We are not putting a whole second for Michael and I'm sorry to interrupt, but

434

00:49:06.600 --> 00:49:06.780

Let

435

00:49:08.760 --> 00:49:09.300

michael@farericompanies.com: Me finish.

436

00:49:10.980 --> 00:49:12.780

michael@farericompanies.com: Let me finish my presentation.

437

00:49:12.930 --> 00:49:13.140

Now,

438

00:49:14.340 --> 00:49:17.160

John Fry: misrepresentations Michael I apologize, but

439

00:49:20.670 --> 00:49:22.710

Christopher Carthy: Just let him finish please finish.

440

00:49:25.080 --> 00:49:30.360

michael@farericompanies.com: That I took a look to see the back building which has a praise report.

441

00:49:31.380 --> 00:49:35.940

michael@farericompanies.com: Now I'm very much familiar with this privacy because my voltage is the right next door.

442

00:49:36.630 --> 00:49:37.020

michael@farericompanies.com: So,

443

00:49:37.350 --> 00:49:41.700

michael@farericompanies.com: The tax try for the tax hard

444

00:49:43.500 --> 00:49:48.090

michael@farericompanies.com: Is a very interesting piece of information, it's applied to a lot of information.

445

00:49:49.560 --> 00:49:54.690

michael@farericompanies.com: To what the square footage is our and if you take a look at that chart that the actual

446

00:49:56.340 --> 00:50:10.920

michael@farericompanies.com: Numbers that I just take that in 19 1989 1989 the back building, which was a garage. You got converted into

447

00:50:12.060 --> 00:50:13.200

michael@farericompanies.com: a residential area.

448

00:50:15.360 --> 00:50:25.650

michael@farericompanies.com: It had it had a building rod was 18 feet by 20 feet 32 square feet and you had integration shed.

449

00:50:30.630 --> 00:50:40.590

michael@farericompanies.com: Shed on it. That was approximately 10 square feet. However, in today's climate, the way that building is in the bag that you wanted to

450

00:50:42.120 --> 00:50:45.300

michael@farericompanies.com: Use now habitable FACE. IT guy.

451

00:50:46.590 --> 00:50:57.450

michael@farericompanies.com: And he got it turned over from the shed for an apartment, what to use square footage. So I looked at the buildings that were issued for that and to go into

452

00:50:58.950 --> 00:51:06.540

michael@farericompanies.com: 32 square feet. We never was a building permit issue for the ship that was was done.

453

00:51:07.560 --> 00:51:21.120

michael@farericompanies.com: I. The other thing that's so interesting about this is that the garage in the back. That was good. It was turned into residential, which is fine, but the second floor of the front building is also measured actual which means that you guys

454

00:51:22.080 --> 00:51:32.340

michael@farericompanies.com: Actual units on this project out according to my understanding of the RP zone. You're only permitted to have one residential property.

455

00:51:33.390 --> 00:51:39.630

michael@farericompanies.com: Will be required to use perfect as you should buy the planning or idea or the town board.

456

00:51:40.440 --> 00:51:46.860

michael@farericompanies.com: I think that needs to be looked into. And I'm pretty sure what I'm telling you is accurate, but at the end of the day.

457

00:51:48.330 --> 00:52:04.950

michael@farericompanies.com: When, when the building in the back, which was the drive was converted into it a rest apartment. THEY RECEIVED THE BUILDING PERMIT. But the property never went before the planning board that when that happened that's created the nothing for me. I'm happy to register.

458

00:52:06.300 --> 00:52:14.820

michael@farericompanies.com: armies are the property that there's only only permits once. So it's really kind of unusual at a 30 minute she she'll was easy.

459

00:52:15.480 --> 00:52:26.340

michael@farericompanies.com: To was issues shellfish more than what exists so presently. My concern is, I don't care about any of that. But I care about is that the roof.

460

00:52:26.850 --> 00:52:40.650

michael@farericompanies.com: Over the staircase are being floated presently to stay on the second floor punishment around the interior of the building that now is going to the exterior, which is to increase the FLIR

461

00:52:40.920 --> 00:52:53.910

michael@farericompanies.com: By the town's only my opinion this property requires 13 to 15 parking spaces and the plan is only providing eight and others eight you're looking to provide those eight

462

00:52:55.200 --> 00:52:55.710

michael@farericompanies.com: Hours to be

463

00:52:57.270 --> 00:53:02.400

michael@farericompanies.com: I don't, and Johnny code on your last comment back when there were

464

00:53:04.290 --> 00:53:12.210

michael@farericompanies.com: So many at the end of the day, if there's not enough parking to accommodate the US that you're willing to put on this, whether it be

465

00:53:12.720 --> 00:53:21.930

michael@farericompanies.com: Office Space or whether fitting apartment. Use the problem would be if there, if there is a proper amount of Paki on the site.

466

00:53:22.620 --> 00:53:29.940

michael@farericompanies.com: Most people going to be plugging in other people's property or our industry clock. You know, there is a little creative bigger problem.

467

00:53:30.450 --> 00:53:44.610

michael@farericompanies.com: So to avoid that situation, I beg you to look at the exact square footage and the FAA or that this plan that is being presented is accurate and the required products they require parking

468

00:53:45.540 --> 00:53:58.680

michael@farericompanies.com: Is provided to what is required, which is for parking spaces for thousand square feet or one for 250 square feet. In my opinion, it requires 13 to 15 parking spaces that providing eight

469

00:53:59.010 --> 00:54:09.120

michael@farericompanies.com: Who I will, or three of them have been contact, which I object that's what my concerns are and I would hope that this public hearing. There's not close

470

00:54:09.600 --> 00:54:18.630

michael@farericompanies.com: That all the questions that I presented to you because of the disparity of the different plants between tax assessor the plans that the author that provided

471

00:54:19.200 --> 00:54:36.900

michael@farericompanies.com: And I also am concerned about the width of the driveway, going to the east, which is going to be reduced by having that staircase, going to the second floor will reduce the aisle with they are by three feet, and according to a writer by job primarily in his

472

00:54:38.490 --> 00:54:39.480

michael@farericompanies.com: In his head.

473

00:54:40.770 --> 00:54:41.850

michael@farericompanies.com: Memorandum

474

00:54:44.460 --> 00:54:50.460

michael@farericompanies.com: He states the existing existing drives value and worth from approximately 12 to 15

475

00:54:51.930 --> 00:54:55.170

michael@farericompanies.com: Minutes will be required if that was

476

00:54:57.810 --> 00:55:00.990

michael@farericompanies.com: So I think by making the driveway.

477

00:55:02.100 --> 00:55:11.490

michael@farericompanies.com: Worried and whether they just buy any more parking in the rear and by putting that staircase going through the East. Well Joe is

478

00:55:13.140 --> 00:55:29.010

michael@farericompanies.com: Something I think is not thanks a lot, good sense. I also to give you a recommendation it knowing that the first floor by raising it up to see you had it was handicapped ranch in the back of the program as you see here, not sheet.

479

00:55:30.630 --> 00:55:39.090

michael@farericompanies.com: Over here. I don't know if you can see my pointer, but his back area is a bunch of ramps, to be able to get a handicap wheelchair, because I think that's a requirement.

480

00:55:39.960 --> 00:55:59.070

michael@farericompanies.com: User dad first boy handicapping session, I would like you to us to even consider putting a let it, let it will save a lot of the area that's enough. I will last branch, branch now eight feet by 25 feet in one direction at 25 feet another direction.

481

00:56:00.090 --> 00:56:08.250

michael@farericompanies.com: Which would be right behind the the trash. I think that's a funny. Look at that would help your parking situation, you may be

482

00:56:09.330 --> 00:56:12.990

michael@farericompanies.com: That the parking space. We're not a thing I'll point out here. If you go to your

483

00:56:14.010 --> 00:56:20.850

michael@farericompanies.com: If you go to your parking plan, which was the first planet you add up. I'd like to point out one other problem to your parking plan.

484

00:56:21.750 --> 00:56:30.990

michael@farericompanies.com: Okay, right there. I can take a look at this space right here. The one parking space closest the resident actual problem it to the real which was the old garage.

485

00:56:31.830 --> 00:56:43.380

michael@farericompanies.com: How, in good conscience do think that somebody looked at space would be able to drive that somebody was coming out the front door that apartment and that guy was backing out as he is running over that person.

486

00:56:43.890 --> 00:56:52.440

michael@farericompanies.com: So that's three eliminate. And if you look further to the right, you'll see those two spaces that I'm talking about. That's eight feet by 25

487

00:56:53.220 --> 00:57:01.440

michael@farericompanies.com: Next to the building that's been that exist if you put a left, whether it being a front or to the rear. You can save all that space.

488

00:57:01.740 --> 00:57:08.880

michael@farericompanies.com: And that may be able to gain one more additional parking space boy parking space in the front of the building that you no longer

489

00:57:09.450 --> 00:57:20.610

michael@farericompanies.com: Are not going to build that was your night clocking space. So in reality right now. You had a parking spaces, one of which is unusable. So you really have seven parking spaces.

490

00:57:21.360 --> 00:57:32.790

michael@farericompanies.com: So to me if I'm right with my calculation based on attached to mention your six parking spaces. The efficient at this point in time. And you're also creating a hazard.

491

00:57:33.120 --> 00:57:52.350

michael@farericompanies.com: By now, we're in the driveway by allowing that fourth which staircase going up to the shop for those reasons, I don't think this point is it conformity that zoning code. And I don't even feel its inception requirement by increasing nonconformists

492

00:57:52.920 --> 00:57:54.030

michael@farericompanies.com: Those are my concerns.

493

00:57:55.110 --> 00:57:56.040

Christopher Carthy: Thank you, Michael.

494

00:57:57.600 --> 00:58:00.030

Christopher Carthy: JOHN I hope you took good notes.

495

00:58:01.680 --> 00:58:06.600

Christopher Carthy: Please, and then I'm going to ask Adam and Joe to opine as well.

496

00:58:07.350 --> 00:58:07.650

Oh,

497

00:58:09.270 --> 00:58:10.140

John Fry: Can I begin

498

00:58:12.120 --> 00:58:15.630

John Fry: We just say so noted, where we're we

499

00:58:16.170 --> 00:58:17.700

John Fry: were aware of all we had.

500

00:58:18.600 --> 00:58:23.460

John Fry: Mutual meetings with Michael prior to this informal meetings.

501

00:58:24.000 --> 00:58:25.380

michael@farericompanies.com: We had meetings with me.

502

00:58:25.530 --> 00:58:30.600

michael@farericompanies.com: Yes, no, you had one conversation with your architect and I pointed out so many issues.

503

00:58:39.450 --> 00:58:47.190

Vinny Renda: Michael. Michael. It's actually 30 minutes and we had a zoom meeting. So nowadays, everything's virtual that's considered a meeting back now.

504

00:58:50.070 --> 00:59:02.190

michael@farericompanies.com: This property is the fishing right shoving a raid parking spaces and to allow compact cars and to not be able to get a complies only compliance chart that is accurate.

505

00:59:03.450 --> 00:59:11.880

michael@farericompanies.com: Is not a proper way being able to do establish what right parking is if you don't have an academic joining compliance.

506

00:59:12.540 --> 00:59:14.550

Vinny Renda: Mark Lepage you're saying that even

507

00:59:16.260 --> 00:59:18.780

Vinny Renda: Even misrepresent our meeting we had a

508

00:59:18.780 --> 00:59:19.560

Vinny Renda: 30 minute

509

00:59:19.680 --> 00:59:20.250

Vinny Renda: Meeting and you

510

00:59:20.430 --> 00:59:21.510

Christopher Carthy: Really let that go.

511

00:59:21.660 --> 00:59:23.820

Christopher Carthy: Michael, I want you to

512

00:59:24.660 --> 00:59:24.900

Like

513

00:59:26.640 --> 00:59:31.560

Christopher Carthy: Harry. So if you would please. Now let john speak for a few minutes.

514

00:59:32.010 --> 00:59:34.050

michael@farericompanies.com: I I'm finished with my discussion.

515

00:59:35.730 --> 00:59:47.580

michael@farericompanies.com: I'm sure there's no reason for me to continue on with this discussion. Those are concerns or parking and if they're a variance is going to be considered by like a planning board.

516

00:59:48.300 --> 00:59:51.090

michael@farericompanies.com: To allow for less than the required amount of parking

517

00:59:51.300 --> 01:00:09.240

michael@farericompanies.com: Would have to go to the Zoning Board of appeals and I'll make the same argument that's fine. But I also think that what anyone needs to discuss all these activities outside of the building because that's what the required parking lot. You then determining what's

518

01:00:09.300 --> 01:00:10.650

Required pocket is

519

01:00:12.960 --> 01:00:13.410

michael@farericompanies.com: What the

520

01:00:14.580 --> 01:00:16.410

michael@farericompanies.com: Various things and I

521

01:00:17.670 --> 01:00:24.180

michael@farericompanies.com: Consider is the statement that was first made by us don't even wanna charge it is increasing the

522

01:00:25.230 --> 01:00:35.940

michael@farericompanies.com: Building, I believe, by putting this case to the cheese you are doing exactly that creating a hazard. I now ring the driveway. Really the property.

523

01:00:39.810 --> 01:00:47.400

John Fry: Will begin there. We're not narrowing the driveway. Okay, so that's the stairway, and no way is

524

01:00:47.460 --> 01:00:48.120

John Fry: Reducing

525

01:00:48.180 --> 01:00:49.380

John Fry: The existing size of that as

526

01:00:50.400 --> 01:00:51.120

michael@farericompanies.com: Well, just

527

01:00:51.990 --> 01:00:53.820

Christopher Carthy: Like they can't, we can't do this.

528

01:00:53.880 --> 01:00:55.920

Christopher Carthy: Let him be no problem.

529

01:00:56.250 --> 01:00:56.640

Thank you.

530

01:00:59.160 --> 01:01:03.030

John Fry: Regarding the I'll try to keep up with some of the

531

01:01:04.320 --> 01:01:15.990

John Fry: Items discussed regarding, for example, the we've examined the idea of a lift in lieu of the ramps and we feel like they're, it's not a good solution.

532

01:01:16.440 --> 01:01:29.340

John Fry: In terms of it still requires a significant footprint. The lifts themselves are not inclined to be better than ramps because they're mechanical units, they're subject to maintenance and they're subject.

533

01:01:29.940 --> 01:01:47.460

John Fry: To being inoperable at times. So they're never a desired in my humble opinion, never desired alternative. Nonetheless, in this particular circumstance, there still would be a significant footprint consumed via left that would take up space at the back of the building.

534

01:01:47.850 --> 01:01:52.380

John Fry: The part of the the anti war protests were proposing.

535

01:01:53.490 --> 01:01:59.820

John Fry: bollards for the parking for the person who would be backing out of the normally space.

536

01:02:00.120 --> 01:02:09.990

Christopher Carthy: So I'm gonna stop you for a minute. So effectively what you're saying is that if you were to use a lift it wouldn't change your capacity to uplift put in another parking space.

537

01:02:09.990 --> 01:02:10.650

John Fry: Exactly. We

538

01:02:10.890 --> 01:02:13.350

John Fry: Don't have to have the offloaded hatch space.

539

01:02:13.590 --> 01:02:14.940

John Fry: Right. One of the ramp in there.

540

01:02:15.420 --> 01:02:16.440

John Fry: In front of the lift.

541

01:02:19.290 --> 01:02:20.220

John Fry: In terms of

542

01:02:21.240 --> 01:02:40.680

John Fry: The, the, what will confirm. I mean, we stand by the calculation of the drawings as a represent the size of the building. I can't speak to what tax records may or may not be indicating is a really the way the building exists so that that I won't even address

543

01:02:41.790 --> 01:02:51.390

John Fry: The notion that we're, we're not adding to the rear of the building. There is a roof form that's replacing a flat roof.

544

01:02:52.080 --> 01:03:13.350

John Fry: that currently exists the roof form was primarily driven by design notions from the neighborhood and the attic notion surfaced almost by default after that and and the idea of could we use this attic in some way that would be compliant clearly we're still examining that um

545

01:03:18.510 --> 01:03:20.400

John Fry: What else did I miss in the

546

01:03:21.210 --> 01:03:24.750

Christopher Carthy: John did you do in Nashville yet of this of this property.

547

01:03:25.080 --> 01:03:26.490

John Fry: Yes, we have several versions.

548

01:03:26.880 --> 01:03:33.540

Adam Kaufman: The other issue that JOHN We that Michael brought up was whether or not you would count the exterior stairs.

549

01:03:33.720 --> 01:03:34.320

Adam Kaufman: Yes.

550

01:03:34.410 --> 01:03:35.280

floor area.

551

01:03:36.780 --> 01:03:44.040

Adam Kaufman: It's my understanding that the building inspector determines that those areas are not porches.

552

01:03:45.120 --> 01:03:45.810

Adam Kaufman: Not counted

553

01:03:46.200 --> 01:03:47.220

Adam Kaufman: And I am

554

01:03:47.940 --> 01:03:55.800

John Fry: Right, so they're part of exterior building covering on a commercial building, which is very common, not only in North castle, but

555

01:03:55.980 --> 01:03:57.390

John Fry: Virtually every community.

556

01:03:57.930 --> 01:04:08.340

John Fry: Covered access points that commercial buildings are are common, and they're not considered porches, nor would they ever be considered porches. So we have reviewed that at length.

557

01:04:10.620 --> 01:04:13.080

John Fry: Um, what else am I missing.

558

01:04:14.400 --> 01:04:15.450

Larry Ruisi: Residences

559

01:04:16.650 --> 01:04:34.950

John Fry: Yeah, I can't, I don't know how to speak to the sequence and in the historic legacy of see evolves and and and historic approvals in terms of planning boards approvals. I mean, we never we haven't examined that other than to take the existing documentation.

560

01:04:36.600 --> 01:04:44.550

John Fry: For certificates of occupancy and and and having a site plan from the early 80s. I can't recall the exact date.

561

01:04:46.860 --> 01:04:49.230

John Fry: So I don't know what more I could add to

562

01:04:49.230 --> 01:05:02.430

Christopher Carthy: Them matter now. The fact is, before the planning board now he was mentioning that Michael mentioned microphone. I mentioned that there could be the possibility of a meeting a town board special use permit.

563

01:05:03.030 --> 01:05:07.710

Adam Kaufman: That's in the CB district in a CB district. If you have more than one residents.

564

01:05:08.370 --> 01:05:16.980

Adam Kaufman: You need to get a town board special Google in the rb. It's just a permitted accessory us. So again, the applicant will need to demonstrate that it's less

565

01:05:17.430 --> 01:05:28.170

Adam Kaufman: Than 50% of the floor area on the property is dedicated to that youth, but the number of residences, as long as it's the accessory and not primary is permitted.

566

01:05:28.710 --> 01:05:30.900

Christopher Carthy: Okay, I think that's an important clarification.

567

01:05:41.250 --> 01:05:42.690

John Fry: I don't think I have any more to add

568

01:05:45.000 --> 01:05:49.110

Christopher Carthy: Just, just reiterate why you're not changing the width of the driveway.

569

01:05:51.870 --> 01:05:56.610

John Fry: Because we wouldn't do it, then that would indeed we felt like

570

01:05:57.720 --> 01:06:14.970

John Fry: induce a, a, an extension of, I mean, creative, a further extension of a non compliance. So what with that the stairway location configuration design was all based around not decreasing further decreasing

571

01:06:16.050 --> 01:06:17.250

John Fry: The width of the driveway.

572

01:06:20.340 --> 01:06:21.450

michael@farericcompanies.com: I have one question.

573

01:06:22.980 --> 01:06:24.150

michael@farericcompanies.com: Can I ask a question.

574

01:06:24.480 --> 01:06:25.800

Christopher Carthy: Yes. Okay.

575

01:06:26.340 --> 01:06:27.480

michael@farericcompanies.com: Remember the building.

576

01:06:28.590 --> 01:06:29.670

michael@farericcompanies.com: Imagine from the

577

01:06:31.200 --> 01:06:33.390

michael@farericcompanies.com: Existing structure the property.

578

01:06:34.680 --> 01:06:35.700

John Fry: Of the residents.

579

01:06:36.090 --> 01:06:38.460

michael@farericcompanies.com: Know building that exists.

580

01:06:40.080 --> 01:06:45.480

michael@farericompanies.com: The back right corner in the northeast corner of the building or your side.

581

01:06:49.500 --> 01:06:49.920

michael@farericompanies.com: Drive.

582

01:06:54.870 --> 01:06:56.880

John Fry: The rear property line, we would have

583

01:06:57.360 --> 01:06:58.860

michael@farericompanies.com: To throw the rear

584

01:07:01.410 --> 01:07:01.860

michael@farericompanies.com: On the

585

01:07:03.120 --> 01:07:03.510

michael@farericompanies.com: Front.

586

01:07:07.890 --> 01:07:08.160

michael@farericompanies.com: Or you

587

01:07:11.970 --> 01:07:14.490

John Fry: Know, I mean, there's three sets of stairs that we're

588

01:07:15.390 --> 01:07:16.230

michael@farericompanies.com: On the north.

589

01:07:16.350 --> 01:07:17.820

michael@farericompanies.com: East quarter build

590

01:07:19.380 --> 01:07:19.830

John Fry: Uh huh.

591

01:07:20.280 --> 01:07:21.900

michael@farericompanies.com: Okay so dimension.

592

01:07:23.490 --> 01:07:34.680

michael@farericompanies.com: I believe for add corner I don't I don't I had a scale. It was difficult. You have imagined whenever the distance is for partner edge of the pavement.

593

01:07:36.450 --> 01:07:38.310
michael@farericompanies.com: Before the driveway.

594
01:07:38.610 --> 01:07:39.090
John Fry: Yes.

595
01:07:39.360 --> 01:07:40.620
michael@farericompanies.com: It's becoming four feet.

596
01:07:41.910 --> 01:07:45.150
John Fry: No, it is not becoming less

597
01:07:45.720 --> 01:07:47.730
michael@farericompanies.com: The distance from the building.

598
01:07:48.750 --> 01:07:50.850
michael@farericompanies.com: And the building without stairs.

599
01:07:52.230 --> 01:07:53.220
michael@farericompanies.com: Curved line.

600
01:07:55.320 --> 01:07:59.340
michael@farericompanies.com: Is now going to become shorter by the width
of the stairs.

601
01:07:59.400 --> 01:08:02.130
John Fry: But within the 15 foot setback.

602
01:08:03.660 --> 01:08:05.970
michael@farericompanies.com: I'm not saying I guess what I'm saying to
you.

603
01:08:07.230 --> 01:08:14.340
michael@farericompanies.com: Now what I'm saying there's probably about
17 feet. I think 17 or 18 T and the word and building

604
01:08:15.060 --> 01:08:15.300
Her

605
01:08:17.430 --> 01:08:18.570
michael@farericompanies.com: Career to the age

606
01:08:20.670 --> 01:08:22.830
michael@farericompanies.com: And I think it's been reduced by the with

607
01:08:24.090 --> 01:08:24.690
michael@farericompanies.com: What somebody

608
01:08:25.980 --> 01:08:27.570
michael@farericompanies.com: I tried, which is blocking

609
01:08:28.950 --> 01:08:36.810
michael@farericompanies.com: Bob good cycling says Welcome like seven to see if you look at your sheet sky.

610
01:08:39.660 --> 01:08:42.570
michael@farericompanies.com: That's right, boy with that driveway with

611
01:08:45.750 --> 01:08:47.310
michael@farericompanies.com: My understanding is

612
01:08:47.670 --> 01:08:48.570
michael@farericompanies.com: The width of that.

613
01:08:50.670 --> 01:08:53.130
michael@farericompanies.com: Is my code building

614
01:08:58.230 --> 01:08:59.640
michael@farericompanies.com: The most enjoyable to boot.

615
01:09:01.020 --> 01:09:05.130
michael@farericompanies.com: Is 73 and you're reducing it by 40 because

616
01:09:06.270 --> 01:09:10.740
michael@farericompanies.com: THOSE STAIRS more in their driveway with now goes date.

617
01:09:12.120 --> 01:09:23.640
michael@farericompanies.com: For that it showed that two cars one car coming in and one car going out in the back of the park can be asked in the middle there. That's the reason why the minimum with the driveway.

618
01:09:25.410 --> 01:09:26.010

michael@farericompanies.com: Providing

619

01:09:27.330 --> 01:09:36.600

michael@farericompanies.com: So somebody in the back of the driveway trying to pull out somebody pulling it from the streets. Nobody's got it back up into the street or back into the backlog.

620

01:09:39.060 --> 01:09:45.150

John Fry: Existing driveway. It will function in the manner that its function.

621

01:09:45.570 --> 01:09:47.010

John Fry: For whatever the past

622

01:09:48.150 --> 01:09:48.570

John Fry: 40

623

01:09:49.620 --> 01:09:52.020

michael@farericompanies.com: More parking spaces which is more

624

01:09:53.550 --> 01:09:54.510

michael@farericompanies.com: My calculation.

625

01:09:55.560 --> 01:09:56.850

michael@farericompanies.com: Now you require a 30

626

01:10:00.120 --> 01:10:07.290

John Fry: Day, Michael. It has more parking spaces and it supported the veterinarian use in a more

627

01:10:07.830 --> 01:10:10.320

michael@farericompanies.com: Let me give you. Let me give you a suggestion that I

628

01:10:10.380 --> 01:10:23.670

michael@farericompanies.com: Think would really make your plan so much better and make your property, much more valuable. I'll give you suggestions and the only reason why I'm doing this for you is because I'm trying to give you ideas to get the project stock.

629

01:10:24.240 --> 01:10:25.860

michael@farericompanies.com: If this for me developing

630

01:10:27.780 --> 01:10:33.270

michael@farericompanies.com: Back it out properties and one story building. I would make the book The bucket of building a little bit larger.

631

01:10:34.500 --> 01:10:38.250

michael@farericompanies.com: And I would take down department. In fact, I was a father.

632

01:10:39.330 --> 01:10:43.590

michael@farericompanies.com: That was fun that really has no

633

01:10:45.000 --> 01:10:49.830

michael@farericompanies.com: He doesn't have even ability planning for that shared that with

634

01:10:52.110 --> 01:10:54.930

michael@farericompanies.com: It's in bad shape. If you want to take down

635

01:10:56.160 --> 01:10:59.340

michael@farericompanies.com: That structure of garage and hit it to the

636

01:11:01.080 --> 01:11:07.710

michael@farericompanies.com: existing building we have all the plugins that you would need by continuing your parking along the west.

637

01:11:07.860 --> 01:11:09.000

michael@farericompanies.com: Side of the property.

638

01:11:09.360 --> 01:11:20.250

michael@farericompanies.com: And you wind up with a hell of a lot more income and you'd be able to get a full 3000 square feet of usable space well with the correct ceiling height and not Mickey Mouse.

639

01:11:21.630 --> 01:11:33.000

michael@farericompanies.com: Or ideally that would make your job so much more valuable the building so much more valuable and you'd have a site plan that would be in conformity in most cases, except the

640

01:11:33.450 --> 01:11:38.460

michael@farericompanies.com: Driveway with you get all the plugins that you will be required by going through the noise.

641

01:11:39.330 --> 01:11:47.250

michael@farericompanies.com: And it would make the job and property so much more valuable when you're really trying to do and it's a problem that most people try to do

642

01:11:47.550 --> 01:11:58.260

michael@farericompanies.com: Is try to put 10 pounds of potatoes in a five pound bag at the end of the day, you're left with a five pound bag. The best plan for this piece of property is to

643

01:11:59.310 --> 01:12:09.810

michael@farericompanies.com: To make the building larger towards the reader increase or talking to the reader and you wind up with a much better plan and your income side would be

644

01:12:10.560 --> 01:12:20.550

michael@farericompanies.com: Would be much greater than what it would be if you were to make to have our next part apartment or even office space and seven or eight. What kind of candy.

645

01:12:22.860 --> 01:12:25.410

Christopher Carthy: That's enough of that. I mean that's that's that's their plan.

646

01:12:26.670 --> 01:12:27.600

michael@farericompanies.com: To try to help them.

647

01:12:28.380 --> 01:12:30.660

michael@farericompanies.com: Better product. What they do is that

648

01:12:32.670 --> 01:12:37.530

Christopher Carthy: I know that that's a concern. My. I agree. The parking is a fair concern.

649

01:12:37.980 --> 01:12:39.240

michael@farericompanies.com: Like, that's my only did

650

01:12:41.700 --> 01:12:45.030

michael@farericompanies.com: I really did not my interest about Park.

651

01:12:45.390 --> 01:12:46.290

Christopher Carthy: Okay, that's fair.

652

01:12:50.520 --> 01:12:51.270

Christopher Carthy: To add to that.

653

01:12:52.800 --> 01:13:04.290

John Fry: No, only that the stair location. Again, the stair location with corresponds with the existing curb line so that we weren't reducing the driveway on the east side.

654

01:13:09.960 --> 01:13:11.220

Christopher Carthy: Adam. Is there anything you want to add

655

01:13:14.730 --> 01:13:21.030

Adam Kaufman: Know, I think we've got all the issues here. I think the next step is to

656

01:13:22.500 --> 01:13:28.140

Adam Kaufman: Go to the Zoning Board. See, see what the applicant is able to get and then that will inform us

657

01:13:28.230 --> 01:13:28.620

Adam Kaufman: About

658

01:13:28.650 --> 01:13:39.450

Adam Kaufman: How to refine and finalize the site plans to go back to Michael's comment like a Ferrari is about the public hearing. Yes, this has to stay open until we we really finalize this

659

01:13:39.450 --> 01:13:48.150

Christopher Carthy: I agree with that. But again, I'm I am perplexed as to why we're sending it to the Z VA without a perfected plan in front of us.

660

01:13:48.240 --> 01:13:51.720

Adam Kaufman: You can actually discuss that as a board. Yeah, if you want.

661

01:13:52.770 --> 01:13:55.890

Adam Kaufman: If you want more a definitive answer.

662

01:13:57.330 --> 01:13:58.200

Adam Kaufman: I can understand that.

663

01:13:59.130 --> 01:14:02.730

Christopher Carthy: It just seems to me that I like to discuss it with the board sense

664

01:14:03.360 --> 01:14:09.120

Christopher Carthy: From the planning board to the Zoning Board. That's it. So open ended just strikes me as peculiar

665

01:14:10.620 --> 01:14:14.730

Adam Kaufman: What's not open ended. We know that the worst case scenario is being presented wrong.

666

01:14:14.730 --> 01:14:15.450

Christopher Carthy: That's true.

667

01:14:15.660 --> 01:14:19.800

Adam Kaufman: Right. The alternative would reduce the various

668

01:14:22.890 --> 01:14:28.170

Adam Kaufman: It's definitely not getting worse, more intensive than what is being presented to the board right now.

669

01:14:31.470 --> 01:14:33.120

michael@farericompanies.com: I don't agree with you roll out the middle

670

01:14:34.410 --> 01:14:39.330

michael@farericompanies.com: I can get a compliant jar that's accurate. I don't know, you can determine when you're blogging, etc.

671

01:14:39.510 --> 01:14:40.920

Adam Kaufman: But we know it's not going to be a

672

01:14:40.920 --> 01:14:44.130

Adam Kaufman: Compliant plan. We know that there are variances that

673

01:14:45.630 --> 01:14:48.990

michael@farericompanies.com: Requirement by the calculation of what

674

01:14:50.700 --> 01:14:51.930

michael@farericompanies.com: You know what the requirements.

675

01:14:53.700 --> 01:15:03.210

Christopher Carthy: But that's, that's the premise that the plan is literally raw. In other words, JOHN. You said you've surveyed this property. Correct.

676

01:15:03.570 --> 01:15:13.800

Christopher Carthy: Correct. And when you when you overlay or we overlaid or surveys are they showing different sizes of what you propose.

677

01:15:14.280 --> 01:15:19.590

John Fry: No, no, I would go back to an end. Again, Michael I, I'd like to keep this as dialogue.

678

01:15:21.000 --> 01:15:34.770

John Fry: Beyond how the sat down, how the area above the rear portion of a building is assessed towards gross footage and any other open covered area that

679

01:15:35.970 --> 01:15:42.900

John Fry: You're inclined that you're inclined to say should count for growth square footage. That's the only

680

01:15:44.100 --> 01:15:47.760

John Fry: Discrepancy that I think Michael is referring to, but

681

01:15:47.760 --> 01:15:49.980

John Fry: I don't want to put Michael Jordan Michael mouth.

682

01:15:51.030 --> 01:15:53.760

John Fry: Rather than this other idea that somehow the

683

01:15:53.760 --> 01:15:58.890

John Fry: Tax document a tax document. I don't know how to answer that.

684

01:16:00.540 --> 01:16:00.900

Valerie B Desimone: Thank you.

685

01:16:02.370 --> 01:16:03.780

John Fry: I mean, we're happy to examine the

686

01:16:03.780 --> 01:16:04.980

John Fry: Tax document but

687

01:16:05.070 --> 01:16:06.150
Christopher Carthy: I mean, I actually

688
01:16:07.800 --> 01:16:11.580
Christopher Carthy: Rolling. Rolling something from it rolling. You with me.

689
01:16:13.980 --> 01:16:14.340
Christopher Carthy: Oh,

690
01:16:16.170 --> 01:16:16.830
Christopher Carthy: Berlin.

691
01:16:17.010 --> 01:16:17.490
Roland Baroni: I'm here.

692
01:16:17.910 --> 01:16:29.010
Christopher Carthy: Oh, rolling to make reference to attacks document seems to me like a text document in terms of square footage, it's not necessarily the most accurate of

693
01:16:30.240 --> 01:16:38.430
Christopher Carthy: References I would think I would think or surveyors count surveyors plans for more accurate than taking some reference from attacks.

694
01:16:40.830 --> 01:16:44.850
Christopher Carthy: How often do we ever take a tax document as a

695
01:16:46.050 --> 01:16:48.450
Christopher Carthy: Four Square footage for

696
01:16:48.750 --> 01:16:51.450
Christopher Carthy: You know, for a plane, I can think of doing that.

697
01:16:51.510 --> 01:16:52.680
Adam Kaufman: We really don't do that.

698
01:16:53.070 --> 01:16:56.160
Adam Kaufman: You know, we're relying on the professional

699
01:16:57.120 --> 01:16:57.420

Adam Kaufman: Market.

700

01:16:58.260 --> 01:16:58.620

Christopher Carthy: To get

701

01:16:58.920 --> 01:17:00.840

Adam Kaufman: The right information and he's backing that up.

702

01:17:00.840 --> 01:17:02.940

Adam Kaufman: Through his seal and signature.

703

01:17:03.120 --> 01:17:06.600

Christopher Carthy: Correct. I agree with that. I, I agree with that.

704

01:17:08.370 --> 01:17:10.320

Christopher Carthy: I just wanted to make that point, um,

705

01:17:10.980 --> 01:17:12.450

Roland Baroni: That's a valid point. Chris

706

01:17:13.260 --> 01:17:19.410

Christopher Carthy: Thank you. Um, so the next is I'd like the planning board. I could use some

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01:17:20.610 --> 01:17:21.570

Christopher Carthy: Help from the planning board.

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01:17:22.620 --> 01:17:30.870

Christopher Carthy: As to direction which is this, we can keep as Michael suggests to me and keep the public hearing open, which I can appreciate his point, keep it open.

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01:17:31.560 --> 01:17:45.030

Christopher Carthy: We can ask the applicant to go home do his homework decide how he wants to present this plan to the Zoning Board of appeals and come back to us clean it up and then we send it to the CVA as the cleaned up plane.

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01:17:46.080 --> 01:17:51.450

Christopher Carthy: Or incentive Z BA now with the public hearing still open.

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01:17:53.040 --> 01:17:58.620

Christopher Carthy: That to me sounds a little secure with this, but I would like to get your feedback. Now for the planning board.

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01:18:02.520 --> 01:18:07.320

Steven's iPad: If I can chime in. I agree with option A, Chris, I think it's a little open ended to send them now.

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01:18:07.920 --> 01:18:10.200

Steven's iPad: And Adam I yield to your expertise.

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01:18:10.230 --> 01:18:22.620

Steven's iPad: Or Joe's regarding the points that Mr Ferrari made regarding the covered purchase. I just want to make sure that the FLIR is accurate if in fact these covered areas should go to the

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01:18:23.640 --> 01:18:28.260

Steven's iPad: floor area. That's the only thing I'm a little unclear about to be honest with you.

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01:18:28.980 --> 01:18:41.370

Adam Kaufman: Yeah, that ultimately that's a decision for the building inspector and I brought this issue to him and he said he was going to view them not as porches, which means they're not counted

717

01:18:42.660 --> 01:18:45.120

Steven's iPad: OK, OK. I wasn't sure about that. All right.

718

01:18:47.910 --> 01:18:49.710

Steven's iPad: So is that a definite or is

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01:18:49.950 --> 01:18:50.850

Adam Kaufman: That's what he said.

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01:18:52.110 --> 01:18:53.100

Adam Kaufman: You know, he's going to

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01:18:54.600 --> 01:19:01.920

Adam Kaufman: I guess evaluate everything everything when it comes to the CVA but that is how we left it. And that was the direction he gave the applicant. Okay.

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01:19:04.140 --> 01:19:12.930

Steven's iPad: I'm still more inclined to having a plan as Christopher had mentioned cleaned up a little bit. And when the proper direction, and I agree that we should keep the hearing open

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01:19:14.490 --> 01:19:14.910

Christopher Carthy: Steve.

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01:19:16.350 --> 01:19:16.800

Christopher Carthy: Michael

725

01:19:18.150 --> 01:19:29.460

pollackmv: Oh yeah, I'm not entirely comfortable sending it in the VA with option A, and option B. I don't know that we've done before have we have the Magellan

726

01:19:30.210 --> 01:19:32.520

Adam Kaufman: Chip know chicken noodle not do that.

727

01:19:33.750 --> 01:19:38.220

pollackmv: So, okay, yeah. So I rather see the applicants determine

728

01:19:38.580 --> 01:19:49.080

pollackmv: What direction they want to go have a public hearing based upon their selected alternative have our ability to comment upon

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01:19:52.290 --> 01:19:53.100

pollackmv: Termination

730

01:19:56.850 --> 01:19:57.150

Christopher Carthy: Thank you.

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01:19:58.200 --> 01:19:58.740

Christopher Carthy: Jim

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01:19:59.700 --> 01:20:04.560

Jim Jensen: I grew with what Steven Michael said about the cleaning up option.

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01:20:04.770 --> 01:20:08.340

Christopher Carthy: For the go forward. I think we're getting direction here and Larry

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01:20:09.210 --> 01:20:16.290

Larry Ruisi: So if the applicant were to decide that they going forward with the office space rather than any

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01:20:17.580 --> 01:20:19.290

Larry Ruisi: Other plans as

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01:20:20.250 --> 01:20:21.600

CRaig Benedict: Drawn at this point in

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01:20:21.600 --> 01:20:23.580

Larry Ruisi: Time. Do they need any changes.

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01:20:26.700 --> 01:20:35.130

John Fry: Yes, because we would have we would be worth, we're going to be asking in in conjunction with

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01:20:36.180 --> 01:20:44.250

John Fry: The compact space variance. We're gonna we would be asking for a parking space parking count very

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01:20:44.820 --> 01:20:48.330

Larry Ruisi: Okay then. Then I then I agree with the rest of the board.

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01:20:48.510 --> 01:21:02.850

Christopher Carthy: Larry, I think you're making me. I think you asked a good question. JOHN find a student correctly. Your plan is before us tonight is reflective of the business us on top. Correct. On the second floor.

742

01:21:03.000 --> 01:21:07.980

Christopher Carthy: Yes. So, doesn't your parking reflect all of those conditions.

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01:21:09.300 --> 01:21:15.780

John Fry: It did what, let me answer it this way it before last week.

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01:21:16.860 --> 01:21:20.400

John Fry: Before we had additional discussions with the building inspector.

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01:21:21.510 --> 01:21:28.020

John Fry: And and Adam We felt like it did and. And it turns out, perhaps not.

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01:21:29.220 --> 01:21:43.890

John Fry: Because we because more of the space in the attic was Robert decided needed to be folded back into the growth square footage which which set us into this whole other discussion here.

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01:21:44.190 --> 01:21:51.540

Christopher Carthy: Okay alright so john you know here. Here's your direction, then you can take this, take it home.

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01:21:52.830 --> 01:22:11.160

Christopher Carthy: You need to meet with the owner decide how you want to proceed clean it up and come back to us with direction one plan decide how you want to do it and then consider how that's going to impact the parking, etc. She'll walk on the plan and you know work from there.

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01:22:14.040 --> 01:22:16.350

Christopher Carthy: And in the meantime, we'll keep the public hearing open

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01:22:18.780 --> 01:22:19.260

John Fry: Alrighty.

751

01:22:20.040 --> 01:22:22.440

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

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01:22:23.340 --> 01:22:23.880

Larry Ruisi: A second

753

01:22:24.840 --> 01:22:25.680

All in favor.

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01:22:26.970 --> 01:22:28.650

Christopher Carthy: Right, thank you Michael for everything coming

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01:22:28.650 --> 01:22:29.250

John Fry: On buddy.

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01:22:29.790 --> 01:22:30.600

michael@farericompanies.com: Thank you. Goodnight.

757

01:22:31.800 --> 01:22:32.100

Jim Jensen: Goodnight.

758

01:22:35.130 --> 01:22:35.850

Vinny Renda: Goodnight. Thank you.

759

01:22:36.420 --> 01:22:38.820

Christopher Carthy: OK, the next

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01:22:39.960 --> 01:22:47.670

Christopher Carthy: As I mentioned, Britain, one is not on the on the agenda for this evening. So the next item on the agenda is 100 Business Park Drive.

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01:22:51.060 --> 01:22:51.540

Paul R. Sysak, RLA (JMC): Good evening.

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01:22:51.690 --> 01:22:52.380

Paul R. Sysak, RLA (JMC): Once again, Paul.

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01:22:52.470 --> 01:23:13.680

Paul R. Sysak, RLA (JMC): I sack from GMC just me tonight on behalf of a&r realty holdings, just for continued discussion on the proposal temporary Phil application, last time we spoke. We had reduced the requested on site. Fill from 5000 cubic yards to 1000 cubic yards and

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01:23:14.700 --> 01:23:16.230

Paul R. Sysak, RLA (JMC): Meeting races down

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01:23:17.400 --> 01:23:19.920

Valerie B Desimone: I'm sorry to interrupt, but this is a public hearing

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01:23:20.520 --> 01:23:24.000

Valerie B Desimone: Me at the last meeting. So you have to open it as a new

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01:23:24.420 --> 01:23:24.750

Parent

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01:23:26.190 --> 01:23:27.600

Christopher Carthy: Do that. Thank you.

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01:23:27.810 --> 01:23:28.020

All

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01:23:29.160 --> 01:23:31.470

Christopher Carthy: So, you know, valves, the people working water.

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01:23:32.040 --> 01:23:34.230

Valerie B Desimone: Yes, all the paperwork. I don't know if this application.

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01:23:34.410 --> 01:23:35.250

So,

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01:23:36.270 --> 01:23:44.160

Christopher Carthy: Many board members, what happened is the application is submitted some more information about 100 business park. So we are going to

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01:23:45.270 --> 01:23:46.410

Christopher Carthy: Hear the

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01:23:47.670 --> 01:23:54.540

Christopher Carthy: Arguments their arguments. And this is a public hearing. So I'm going to read the notice of public hearing

776

01:24:06.390 --> 01:24:14.280

Christopher Carthy: Notice him i given that the North castle planning board will hold the public hearing online at NC TV and the normal conventional and I'm CPB

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01:24:14.280 --> 01:24:25.800

Christopher Carthy: Cablevision improvising 39 and North White Plains on Monday, July 2028 7pm when any person may be heard and favor or against the 100 Business Park Drive amended site plan.

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01:24:26.640 --> 01:24:35.970

Christopher Carthy: The applicant is seeking site plan approval to store 5000 cubic yards used to 1000 cubic yards of Phil from an offside construction project.

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01:24:36.630 --> 01:24:43.080

Christopher Carthy: Onto the site and what have you and would be utilized later on the subject site is planning what approvals granted in the future.

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01:24:43.650 --> 01:24:49.110

Christopher Carthy: The property is approximately 11.3 acres and slides and lives within the poi and zoning district.

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01:24:49.530 --> 01:24:58.410

Christopher Carthy: The site is currently developed with a 62,782 square foot office light industrial building with associated obsolete parking

782

01:24:59.040 --> 01:25:07.200

Christopher Carthy: property is located at 100 Business Park Drive and no one on the north council tax, perhaps as a lot 108 point 031 dash five one

783

01:25:07.530 --> 01:25:18.660

Christopher Carthy: Public comments can be submitted to planning on Castle New York calm during the meeting invitation to the meeting will be given to if you would like to provide live comments in the board during the meeting. Thank you.

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01:25:19.710 --> 01:25:22.050

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

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01:25:23.250 --> 01:25:24.000

Second. Second.

786

01:25:25.290 --> 01:25:27.750

Christopher Carthy: Now, Paul. Let's start where you were a moment ago.

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01:25:28.410 --> 01:25:30.690

Paul R. Sysak, RLA (JMC): Geez, everyone. Um, yeah, so

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01:25:32.010 --> 01:25:33.570

Paul R. Sysak, RLA (JMC): They do that as part of the

789

01:25:33.930 --> 01:25:42.120

Paul R. Sysak, RLA (JMC): Overall application that we have before your board where the construction of a new warehouse building or the Gentile.

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01:25:43.560 --> 01:25:57.480

Paul R. Sysak, RLA (JMC): Its own business. We have an application before you for a temporary pile area we do from originally requesting a 5000 cubic yard pile to a 1000 cubic guard.

791

01:25:58.530 --> 01:26:03.780

Paul R. Sysak, RLA (JMC): And we're just before you to continue discussions we were able to have a meeting with

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01:26:05.160 --> 01:26:17.250

Paul R. Sysak, RLA (JMC): consulting engineer Cal Arts sessions in, you know, since our last meeting and we discussed the are all of the concerns from the planning board as well as engineering

793

01:26:18.030 --> 01:26:32.910

Paul R. Sysak, RLA (JMC): Concerns as it relates to the import of Bill from, you know, construction site that's underway. I believe in Pleasantville New York. So, I share the the plan that we submitted, although we've been working on it to address some of the comments.

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01:26:35.070 --> 01:26:36.390

Paul R. Sysak, RLA (JMC): That colors office had

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01:26:37.560 --> 01:26:44.280

Paul R. Sysak, RLA (JMC): But here's the here's the one that that we have had submitted previously, which got comments from Adam and Joe

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01:26:47.070 --> 01:26:48.090

Paul R. Sysak, RLA (JMC): So we have the

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01:26:49.410 --> 01:26:57.840

Paul R. Sysak, RLA (JMC): Temporary stockpile area here. Here's the 100 foot wetland offer we are outside over the Welland buffer and

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01:26:59.220 --> 01:27:04.560

Paul R. Sysak, RLA (JMC): I can zoom in a little bit more on this where we have an area of

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01:27:06.180 --> 01:27:21.780

Paul R. Sysak, RLA (JMC): For additional 1000 cubic yards of stockpile area and we're providing a swale here to offset the 40 cubic yards that we have, Phil, which is below the floodplain of elevation 370

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01:27:23.100 --> 01:27:23.550

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

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01:27:25.530 --> 01:27:32.430

Paul R. Sysak, RLA (JMC): We are providing the required compensatory storage is temporary stockpile area as required by town code.

802

01:27:38.700 --> 01:27:40.470

Christopher Carthy: God wanted to add anything to that.

803

01:27:43.230 --> 01:28:00.810

Kellard Sessions: Short, as Paul mentioned in me, we had a discussion, I think, a very productive discussion about the plan and what somebody added dirties we would want to make sure that the plan was compliant with regard to floodplain development and and wetteland impact so

804

01:28:02.310 --> 01:28:08.970

Kellard Sessions: Paul will be providing up store in the near future cross sections and calculations with volume and satori storage.

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01:28:09.930 --> 01:28:19.470

Kellard Sessions: As he's showing you this plan, he's outside of the limited weapon buffer. We've already received confirmation from through his office that they've got confirmation from the DC

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01:28:20.580 --> 01:28:33.210

Kellard Sessions: Within a state wetland buffer or wetland, for that matter. So I think that issue has been resolved. We did send up we have reviewed the soil sampling and we had some

807

01:28:33.900 --> 01:28:35.610

Kellard Sessions: Initial concern because they

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01:28:35.760 --> 01:28:42.120

Kellard Sessions: Established did show some updated levels of chromium and the soil light bulb.

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01:28:44.220 --> 01:28:45.450

Kellard Sessions: Imposed by the DC

810

01:28:47.640 --> 01:29:00.960

Kellard Sessions: Excuse me to still Canavan at hydro environmental solutions for you. And he's in general agreement with the lab that the levels observed in the smell samples are

811

01:29:01.680 --> 01:29:02.130

Dated

812

01:29:03.180 --> 01:29:12.660

Kellard Sessions: Levels and not necessarily concerned we did also mentioned to to build kind of our original concern with the proximity

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01:29:14.190 --> 01:29:24.930

Kellard Sessions: To the future potential future public water supply and Bill had noted that in the state that the chromium is in that would not and the levels that it's

814

01:29:25.560 --> 01:29:43.500

Kellard Sessions: Exhibited would not pose a a problem to the water supply, he did make some recommendations that will eventually become part of this plan should it go forward, specifically related to how Phil is managed in the stockpile items such as polyethylene lining. Whoa, and above.

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01:29:45.240 --> 01:29:50.880

Kellard Sessions: This you know if it's going to sit for a long duration suggested that, at a minimum, we do that and I imagine

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01:29:52.380 --> 01:29:53.400

Kellard Sessions: Bradley comply with that.

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01:29:54.420 --> 01:29:58.140

Kellard Sessions: Other than that, the resolution. Yeah. Before you tonight has the same

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01:29:59.970 --> 01:30:05.910

Kellard Sessions: We had no prior memo related to floodplain one potential weapon. In fact, the sampling brought up.

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01:30:07.530 --> 01:30:09.510

Kellard Sessions: I think you have everything before you

820

01:30:12.090 --> 01:30:14.700

Christopher Carthy: Thank you Joe. Craig. Is there anything you want to ask

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01:30:16.260 --> 01:30:19.680

CRaig Benedict: Is this applicant gonna come before the conservation board again.

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01:30:21.720 --> 01:30:22.620

Christopher Carthy: I don't think so.

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01:30:23.370 --> 01:30:31.140

Paul R. Sysak, RLA (JMC): No, the Craig, the stockpile area was specifically located out of the one or two foot well to

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01:30:32.910 --> 01:30:37.920

Paul R. Sysak, RLA (JMC): Impact only the construction of the of the overall project if one approved.

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01:30:38.460 --> 01:30:38.820

Okay.

826

01:30:39.930 --> 01:30:40.440

Christopher Carthy: Thanks. Great.

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01:30:40.530 --> 01:30:42.990

Paul R. Sysak, RLA (JMC): Great. Excellent. We made extra you know extra

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01:30:44.280 --> 01:30:55.410

Paul R. Sysak, RLA (JMC): Hurts to, you know, provide an art production fence that we can outline before any of this film is bar the site, make sure that the contractor or, you know, people delivering the soil has

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01:30:56.850 --> 01:31:01.290

Paul R. Sysak, RLA (JMC): You know, a balance where they won't go out of an encroach potentially in the 100 buffer.

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01:31:02.850 --> 01:31:04.320

CRaig Benedict: Okay, thank you. Yeah.

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01:31:05.670 --> 01:31:06.120

Christopher Carthy: Jim

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01:31:09.270 --> 01:31:09.870

Jim Jensen: Just to

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01:31:11.520 --> 01:31:15.840

Jim Jensen: Know, thank you for the explanation. Sounds like you've made a lot of progress.

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01:31:17.130 --> 01:31:18.120

Jim Jensen: But we had

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01:31:19.740 --> 01:31:26.760

Jim Jensen: One of the areas that was a concern, as well as someone being at a sequence. So it sounds like we're working our way through some of the

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01:31:27.810 --> 01:31:34.740

Jim Jensen: Concerns about the sighting of the concerns about the backgrounds background contamination. But there was one issue of this just being

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01:31:35.370 --> 01:31:44.310

Jim Jensen: The work being done ahead of site plan and the concern, I think, was brought up about there being some sort of it's unusual and concerned about raising some sort of precedent.

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01:31:47.670 --> 01:31:48.540

Jim Jensen: I don't know how we

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01:31:49.620 --> 01:31:50.640

Jim Jensen: Work our way through that.

840

01:31:51.090 --> 01:32:06.240

Christopher Carthy: I think what's happening here is the applicant is bending over backwards here to demonstrate that they will be worked on here. In the end, the practicality of the stockpile and and

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01:32:07.530 --> 01:32:10.620

Christopher Carthy: I think that is the argument that's being made now.

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01:32:18.510 --> 01:32:20.130

Christopher Carthy: Jim, you want to add anything else.

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01:32:23.760 --> 01:32:24.180

Christopher Carthy: Jim

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01:32:25.020 --> 01:32:27.600

Jim Jensen: Yeah, I'm not not at this moment.

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01:32:29.640 --> 01:32:32.430

Jim Jensen: I may momentarily, but not at the moment. I don't

846

01:32:34.050 --> 01:32:34.560

Christopher Carthy: Michael

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01:32:41.250 --> 01:32:42.240

pollackmv: Myself. Thank you.

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01:32:44.580 --> 01:32:55.650

pollackmv: Joe I heard you say that your concerns about of the floodplain and potential impact on future water supplies. I've been addressed, is that correct

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01:32:57.660 --> 01:33:11.250

Kellard Sessions: But we've discussed it with Paul and the applicant and we're in agreement on what needs to be done to demonstrate that it'll be satisfied. I don't expect it to be a problem. But there's some math that needs to be done provided to us for review.

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01:33:13.230 --> 01:33:23.970

pollackmv: Also, have you seen any other points that were raised in the previous memo. What was no outstanding correctly as well.

851

01:33:26.280 --> 01:33:34.410

Kellard Sessions: They're there in your resolution as conditions and they were related to floodplain development compensatory storage.

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01:33:35.790 --> 01:33:43.560

Kellard Sessions: Weapon mitigation if they were to be if there were to be any wetteland buffer impacts in the plan. Yeah. Before you show that there would not be

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01:33:44.220 --> 01:33:45.060

Like condition.

854

01:33:46.380 --> 01:33:47.880

Kellard Sessions: It either be removed rightly

855

01:33:49.500 --> 01:33:51.630

Kellard Sessions: Understood that it'll be satisfied. We

856

01:33:52.710 --> 01:33:59.250

Kellard Sessions: We also received confirmation from the DC that this plan is not in their buffer.

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01:34:00.420 --> 01:34:06.540

Kellard Sessions: We would need confirmation from the county that a stream control permit would not be necessary. Don't think that it would be based on the

858

01:34:07.740 --> 01:34:11.820

Kellard Sessions: Confirmation and then we had some comments related to

859

01:34:13.680 --> 01:34:15.630

Kellard Sessions: Litigation permit and the protocol, you know,

860

01:34:16.920 --> 01:34:29.670

Kellard Sessions: dabbling environments certification someone on site inspecting the loads, is that come in babies periodically to ensure that the material that we think is coming in is in fact what we expect.

861

01:34:31.230 --> 01:34:36.660

Kellard Sessions: Those we just received today from God. The hydrogeologist

862

01:34:37.560 --> 01:34:44.640

pollackmv: Okay so there'll be a procedure with manifest that will be maintained record as to the quality of the film.

863

01:34:45.180 --> 01:34:56.850

pollackmv: Coming in that it's clean. So it sounds like we've made a lot of progress on addressing your concerns which either have been or will be addressed those conditions in the resolution.

864

01:34:59.610 --> 01:35:10.290

pollackmv: Okay. And I think the last meeting I sent some reticence on your part as well. And I was concerned that we were acting

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01:35:11.790 --> 01:35:15.690

pollackmv: In a way that wasn't that the professionals weren't necessarily

866

01:35:16.800 --> 01:35:17.220

pollackmv: Will

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01:35:18.510 --> 01:35:20.520
pollackmv: Have your concerns addressed, though.

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01:35:21.240 --> 01:35:34.380
Adam Kaufman: I still have concerns about how we're doing this and in the process here, but certainly the board can move ahead with this resolution should they choose to do so.

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01:35:35.520 --> 01:35:37.920
pollackmv: Okay, so you're you're referring

870
01:35:38.280 --> 01:35:39.570
pollackmv: To the sequencing point the

871
01:35:39.570 --> 01:35:40.050
Jewelry.

872
01:35:41.580 --> 01:35:41.940
pollackmv: Okay.

873
01:35:43.560 --> 01:35:45.960
Christopher Carthy: Vitamins nine still protecting us

874
01:35:46.110 --> 01:35:48.810
Christopher Carthy: You know, which is that there's going to be a security.

875
01:35:50.610 --> 01:36:03.450
Christopher Carthy: But you know point nine to the resolution does speak about a 30 bond or some kind of security deposit with the town board so that you know we really are protected on the backside of this

876
01:36:04.170 --> 01:36:08.130
pollackmv: Be limited on time and we have protection on that. That's what you're saying.

877
01:36:10.020 --> 01:36:19.290
pollackmv: Okay. Well, thank you. I wanted to explore that we may sub circle back, but I wanted to explore those points in time so

878
01:36:19.590 --> 01:36:27.780

Christopher Carthy: Just for the record. This is a public hearing Adam, do we have anyone from the public balance or a boundary. We have anyone from the public who wants to speak on this application.

879

01:36:28.080 --> 01:36:34.260

Adam Kaufman: You have one person signed up, but he's not in the waiting room and I don't have anyone new tonight.

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01:36:37.980 --> 01:36:47.910

Jim Jensen: Just one other question. So it sounds like you know, Christopher. You know Michael is we're just talking about the progress Joe's making register understand the impacts.

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01:36:48.840 --> 01:36:58.440

Jim Jensen: Of public water supply. I think it'd be worth as this app where the applicant goes to understand a little more why the county had the reservation reservations.

882

01:37:00.240 --> 01:37:10.050

Jim Jensen: They indicated that there had a concern. They didn't necessarily extrapolate why I think we speculated that there was a reason why, and then had been resolved, it'd be good to get an answer on actually

883

01:37:11.130 --> 01:37:15.900

Jim Jensen: If they would comment and officially as to what the why there's still how the reservation.

884

01:37:17.850 --> 01:37:20.580

Christopher Carthy: And then can you speak to that a joke. Can you speak that now.

885

01:37:21.600 --> 01:37:28.200

Adam Kaufman: I can't speak. All we have is the communication from them. I don't, I don't have anything else.

886

01:37:29.310 --> 01:37:34.770

Kellard Sessions: Yeah, and I believe that that corresponds directly to what playing concerns.

887

01:37:35.370 --> 01:37:35.700

Right.

888

01:37:37.350 --> 01:37:40.350

Kellard Sessions: Now, which the applicant will be demonstrating will comply with town code.

889

01:37:41.520 --> 01:37:57.690

Jim Jensen: Right. No, I would, I was saying was that the we'd like to get at least have the county expand upon the rationale if conditions have changed is where it was suggested, if the conditions are no longer the raise their concern 2007 eight if those are no longer

890

01:38:00.540 --> 01:38:05.460

Jim Jensen: Well over an issue. It'd be helpful if it was earth a different issue. We just understand what that is.

891

01:38:07.500 --> 01:38:09.810

Christopher Carthy: I think I think getting to the bottom of that.

892

01:38:11.700 --> 01:38:15.630

Christopher Carthy: In prompt matter can be challenging right now.

893

01:38:16.710 --> 01:38:27.240

Jim Jensen: Oh, well, I'm sorry. I was that there's two issues, Christopher I guess one is right issue of the stockpile the soil. And then, but I'm saying there's a longer term issue.

894

01:38:27.660 --> 01:38:29.010

Jim Jensen: As the African goes forward.

895

01:38:29.370 --> 01:38:30.570

Jim Jensen: That that needs to be resolved.

896

01:38:30.750 --> 01:38:33.510

Jim Jensen: I'm not suggesting it's a resolve as of tonight. I'm just saying.

897

01:38:33.960 --> 01:38:34.320

Christopher Carthy: Thank you.

898

01:38:36.270 --> 01:38:37.440

Jim Jensen: Miss. No, no, no, no.

899

01:38:37.620 --> 01:38:38.010

Christopher Carthy: Thank you.

900

01:38:38.100 --> 01:38:39.090

Jim Jensen: I just saying as the

901

01:38:39.450 --> 01:38:40.770

Christopher Carthy: Okay, so we can bring

902

01:38:41.250 --> 01:38:47.100

Roland Baroni: Understanding Jim just on that point from Mr. ERIC Oh is that

903

01:38:48.270 --> 01:38:55.740

Roland Baroni: He recognizes the point that the county made in what he has done is he is gone out and retained.

904

01:38:58.230 --> 01:39:03.480

Roland Baroni: Of the individual who drafted the floodplain report for the county

905

01:39:03.840 --> 01:39:04.590

Roland Baroni: Back in

906

01:39:04.770 --> 01:39:22.290

Roland Baroni: 2008 and that that individual has assured hysterical that he will go forward with the county and satisfy the county that building on this property will not be of a concern to the county on a flood issue basis.

907

01:39:23.340 --> 01:39:25.530

Roland Baroni: So that process is underway.

908

01:39:26.790 --> 01:39:40.080

Roland Baroni: But he went right to the source of the county's concern and got it from him that the concern is misplaced. And now that individual will go to the county and satisfy the county's concern.

909

01:39:40.740 --> 01:39:41.460

Jim Jensen: Okay, thank you.

910

01:39:46.350 --> 01:39:49.920

Christopher Carthy: So as far as number nine is concerned submission finalists.

911

01:39:51.900 --> 01:39:53.280
Christopher Carthy: How do we calculate that.

912
01:39:58.260 --> 01:39:59.400
Adam Kaufman: Calculate the amount you mean

913
01:40:01.620 --> 01:40:03.030
Adam Kaufman: Joe, don't you have like a pro.

914
01:40:03.030 --> 01:40:05.580
Kellard Sessions: forma will work with the applicant to come up with

915
01:40:06.810 --> 01:40:08.310
Kellard Sessions: Based on the on the yardage.

916
01:40:09.510 --> 01:40:21.810
Kellard Sessions: You know truck traffic or or model based on an agreed cost per yard. Another mouth for rest of the stabilize it seated restored back to

917
01:40:23.880 --> 01:40:25.260
Christopher Carthy: Make sense okay thank you Joe.

918
01:40:25.650 --> 01:40:26.730
Christopher Carthy: But it

919
01:40:26.820 --> 01:40:28.500
Jim Jensen: Was on this one.

920
01:40:29.340 --> 01:40:31.290
Christopher Carthy: If I may just on the on the

921
01:40:31.350 --> 01:40:37.890
Jim Jensen: Things being out of sequence and Mr Christopher Roland, but is this. Now, are we setting setting the stage for

922
01:40:39.360 --> 01:40:54.960
Jim Jensen: Any other applicants to come out beforehand if they have a project in pursuit and they want to start to stockpile either materials or Equipment or supplies are now you're from going like, you know, we're letting people mobilized before they actually have site plan approval.

923

01:40:57.120 --> 01:41:06.270

Roland Baroni: This, this is a I can't argue the point, it is out of sequence. It seems to be a project that's on the front burner.

924

01:41:06.870 --> 01:41:14.550

Roland Baroni: And it's an unusual circumstance. I don't think it's precedent setting. It's still at your discretion, always will be.

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01:41:14.940 --> 01:41:25.830

Roland Baroni: If you find that this particular situation has merit. I think you can proceed if you don't think it has merit and you should maintain the position that you had on YouTube last vote.

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01:41:31.860 --> 01:41:35.490

pollackmv: I'm Christopher. I had a question on the resolution itself, but that's okay.

927

01:41:36.120 --> 01:41:37.380

Christopher Carthy: Go ahead. My what number

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01:41:38.370 --> 01:41:47.250

pollackmv: It's the first point point one. The applicant Charleston site plan but picking the location of the proposed fell to the satisfaction.

929

01:41:47.700 --> 01:41:58.770

pollackmv: Of the planning department and talent engineer with financial illustrated and define certain specifics. Is that plan, subject to the approval.

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01:41:59.640 --> 01:42:11.040

pollackmv: Of the planning department little town engineer. I'm just, you know, elsewhere, where it says requires it's subject to approval. This is to the satisfaction. Yeah.

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01:42:11.550 --> 01:42:18.090

Adam Kaufman: To our to our approval. Yes. So we'll review that. And I think the applicants well on their way to doing that.

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01:42:19.050 --> 01:42:19.380

Whether

933

01:42:21.000 --> 01:42:22.950

Christopher Carthy: How would the plan even change this.

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01:42:24.330 --> 01:42:26.220

Adam Kaufman: Yeah, it's going to be the details really

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01:42:30.690 --> 01:42:31.470

pollackmv: Was also

936

01:42:32.400 --> 01:42:34.200

Adam Kaufman: A couple trees right called after come

937

01:42:34.200 --> 01:42:36.270

Adam Kaufman: Out I think three is that

938

01:42:37.260 --> 01:42:38.100

Paul R. Sysak, RLA (JMC): A small number.

939

01:42:38.310 --> 01:42:39.600

Paul R. Sysak, RLA (JMC): Of smaller trees.

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01:42:43.560 --> 01:42:45.360

Christopher Carthy: Are they marked on the site plan now.

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01:42:46.050 --> 01:42:46.350

Yeah.

942

01:42:56.190 --> 01:43:15.750

pollackmv: Is it possible, given the sequencing here and the out of sequence to have a condition that relates to the filing of the site plan for the underlying project.

943

01:43:16.440 --> 01:43:31.350

pollackmv: Even if this is out of sequence, but an unusual circumstance. And I think part of the unusual circumstance. If the expectation that there will be an imminent phylum toy. The improvement. A 100 business.

944

01:43:32.970 --> 01:43:34.890

pollackmv: Without the appropriate condition.

945

01:43:35.820 --> 01:43:48.060

Adam Kaufman: Well, we, we tried to get at that with the date that it has to be used on the site. And that means the approved site plan. So we're we're building that in

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01:43:49.140 --> 01:43:54.300

Adam Kaufman: To the resolution and if they don't use it as part of the fruits site plan then they have to remove it.

947

01:43:55.650 --> 01:43:56.190

pollackmv: So that's

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01:43:56.430 --> 01:44:04.020

Adam Kaufman: The summer 3121 right right it we're assuming that they're going to process that site plan and then be able to use it.

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01:44:14.850 --> 01:44:16.320

Christopher Carthy: Michael. Does that make sense to you.

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01:44:18.060 --> 01:44:18.300

pollackmv: Yeah.

951

01:44:21.120 --> 01:44:21.810

Christopher Carthy: That was

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01:44:22.080 --> 01:44:32.850

Christopher Carthy: That was basically what we decided was the applicant gave us every reason to be assured that they would be no later than that date. That's how we came up with that date.

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01:44:38.880 --> 01:44:40.260

Christopher Carthy: Does that seem reasonable.

954

01:44:42.270 --> 01:44:44.610

pollackmv: Well, I guess that's what I'm trying to explore

955

01:44:46.020 --> 01:45:01.950

pollackmv: So again, I am not as facile in the details of the you know process. I mean, presumably, what you're saying is this Phil would be needed at that stage of construction of the project.

956

01:45:04.080 --> 01:45:06.420

pollackmv: So I'm not sure what they would

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01:45:07.500 --> 01:45:11.580

pollackmv: You know what, use it for what stage of the project.

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01:45:16.410 --> 01:45:21.960

Adam Kaufman: After approval. After we approve the site plan, then they can start utilizing it on the site.

959

01:45:22.140 --> 01:45:29.880

Paul R. Sysak, RLA (JMC): Yeah, I mean, it's a little, little more open ended. But you could do within X months of obtaining site plan approval as an option, but then

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01:45:30.540 --> 01:45:31.200

Adam Kaufman: I just think

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01:45:32.820 --> 01:45:35.160

Adam Kaufman: I think the way it's set up is fine.

962

01:45:36.120 --> 01:45:36.570

Adam Kaufman: I don't think

963

01:45:36.810 --> 01:45:39.630

Kellard Sessions: In order to use that utilize that material they would have to have a building.

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01:45:40.230 --> 01:45:41.370

Kellard Sessions: Right. So as long as a little

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01:45:41.640 --> 01:45:42.840

Kellard Sessions: Bit before the 31st.

966

01:45:43.890 --> 01:45:49.710

Christopher Carthy: And you have to achieve your final grading. If you can achieve your final grading as per the plan, you have to get rid of it anyway.

967

01:45:50.880 --> 01:45:59.940

Christopher Carthy: Or you're going to utilize it will get rid of it as per your, your final plan. The final grading plan. So I mean to specify, at what stage.

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01:46:00.570 --> 01:46:11.520

Christopher Carthy: Versus what do you use it for final grading or quarter final grading possibly you excavation, who knows, I don't know when you when you guys may not know yet exactly how you can use it.

969

01:46:15.750 --> 01:46:19.200

Roland Baroni: It isn't being used to raise the elevation of the building.

970

01:46:22.380 --> 01:46:24.600

Christopher Carthy: Oh, you're muted. Oh, you're muted.

971

01:46:26.040 --> 01:46:29.760

Paul R. Sysak, RLA (JMC): Apologies. Yes, it would be used early on rolling

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01:46:29.850 --> 01:46:30.690

Roland Baroni: Into raised in

973

01:46:30.720 --> 01:46:39.660

Paul R. Sysak, RLA (JMC): The building elevation. But, you know, they would have to have to get somebody who designed the foundations etc and see what kind of sub base is required for, you know, for the

974

01:46:40.140 --> 01:46:53.790

Paul R. Sysak, RLA (JMC): Design. So there are other engineering items that need to happen before then confirm the wear that to be used best, but it's not gonna be used for finishing grading, you know, because that would be tough more topsoil organic material.

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01:46:53.910 --> 01:46:54.330

Roland Baroni: For that

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01:46:59.970 --> 01:47:11.340

Paul R. Sysak, RLA (JMC): But some but to Michael's point, I agree, we, we don't have we need, you know, we don't have a glass ball, where we can see when we're definitely going to have site plan approval by then you know that that's our hope.

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01:47:13.080 --> 01:47:20.790

Paul R. Sysak, RLA (JMC): I guess you know Adam did make the best it's best guess at at a date where we would hope to have obtained building permits by but

978

01:47:21.150 --> 01:47:24.840

Christopher Carthy: Well, if you don't have an obtain building permit by that day, what happens

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01:47:26.640 --> 01:47:27.870

Christopher Carthy: To be removed that that's

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01:47:27.930 --> 01:47:31.020

Paul R. Sysak, RLA (JMC): That's the out yeah it's it's after removing

981

01:47:36.150 --> 01:47:38.760

Roland Baroni: The applicant was very agreeable to that date.

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01:47:40.800 --> 01:47:41.040

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

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01:47:41.610 --> 01:47:43.200

Paul R. Sysak, RLA (JMC): I was there. That's, that's fine.

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01:47:44.340 --> 01:47:44.670

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

985

01:47:47.760 --> 01:47:55.860

pollackmv: Where does it say Adam at this. This can only be used for the improvement of this site. Oh, I'm looking for that resolution.

986

01:47:58.260 --> 01:48:01.290

Adam Kaufman: What is your concern that the soil, the

987

01:48:02.310 --> 01:48:02.610

pollackmv: You

988

01:48:05.130 --> 01:48:12.510

pollackmv: made the point earlier that it can only be used in connection with the development of the site. So I'm looking for that.

989

01:48:13.500 --> 01:48:15.990

Adam Kaufman: Well, otherwise it would be off the site.

990

01:48:17.520 --> 01:48:27.330

Adam Kaufman: If we don't, we don't necessarily require it to be not used somewhere else. If they decided tomorrow to remove it from the site and use it somewhere else. That would be fine.

991

01:48:28.020 --> 01:48:33.330

pollackmv: Well, I guess that's fine as long as it's not the plan. I mean, I don't want this to become a

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01:48:33.840 --> 01:48:34.950

pollackmv: staging area.

993

01:48:35.310 --> 01:48:40.110

pollackmv: For the storage fulfill this to be used on other people's property.

994

01:48:40.770 --> 01:48:43.860

Christopher Carthy: Right. Michael doesn't want it to become a transfer station is what he's saying.

995

01:48:44.250 --> 01:48:47.400

Adam Kaufman: Oh, well that's a whole different type of permit. I'm not

996

01:48:47.520 --> 01:48:48.840

Paul R. Sysak, RLA (JMC): That was never considered

997

01:48:49.440 --> 01:48:53.190

Adam Kaufman: I'm really not that is not what the outcome is doing here.

998

01:48:58.080 --> 01:48:59.250

pollackmv: Shouldn't be controversial.

999

01:49:04.080 --> 01:49:04.950

Adam Kaufman: How do you want to add

1000

01:49:15.000 --> 01:49:23.070

Christopher Carthy: Well, I think Michael, what you're suggesting if they can't take this thousand yards off and they're bringing another thousand to replace it is kind of what he's saying.

1001

01:49:23.760 --> 01:49:24.090

Look,

1002

01:49:27.090 --> 01:49:28.320

pollackmv: It's a one time deal

1003

01:49:28.710 --> 01:49:39.150

Christopher Carthy: Right. Okay. So there's Paul, you don't see any anything in the future where you would take this thousand yards off somewhere else and bring in another house and replace it.

1004

01:49:40.050 --> 01:49:42.660

Paul R. Sysak, RLA (JMC): No, no that's never been discussed

1005

01:49:42.990 --> 01:49:47.100

Adam Kaufman: Right. So should we add a condition to on page seven of eight.

1006

01:49:48.120 --> 01:49:48.870

Adam Kaufman: Saying that

1007

01:49:51.210 --> 01:49:51.690

Adam Kaufman: The

1008

01:49:52.770 --> 01:49:56.340

Adam Kaufman: That the site should not be utilized as a as a transfer site.

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01:49:57.570 --> 01:49:58.620

Adam Kaufman: Soil transfer

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01:50:00.600 --> 01:50:06.780

pollackmv: Know once removed you know this this soil cannot be, you know, we'll plan, whatever you want.

1011

01:50:08.730 --> 01:50:09.330

Adam Kaufman: To draw

1012

01:50:09.660 --> 01:50:11.100

Adam Kaufman: Brought to the site once

1013

01:50:14.340 --> 01:50:16.830

pollackmv: Something like that. I'm not as possible.

1014

01:50:18.120 --> 01:50:23.010

pollackmv: Yeah, this is an unusual circumstance, so I'm not pre law so

1015

01:50:23.130 --> 01:50:34.980

Roland Baroni: It doesn't it run that one, adding that run contrary to what we have in there which says that if he has been utilized by a certain date. He has to remove it.

1016

01:50:36.600 --> 01:50:38.220

Roland Baroni: Or he forfeits the bond.

1017

01:50:38.700 --> 01:50:47.940

Christopher Carthy: With my mom and I think what Michaels getting at is it lets you say three months from now, he took the thousand off and then four months now. He bought another thousand in

1018

01:50:48.420 --> 01:50:49.140

Roland Baroni: Oh, I see.

1019

01:50:49.470 --> 01:50:49.740

Okay.

1020

01:50:51.570 --> 01:50:54.750

Larry Ruisi: So why, why don't we just say if

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01:50:54.840 --> 01:51:00.750

Larry Ruisi: If, if the soil is removed from the site, it cannot be replenished, it's just simple as that.

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01:51:01.290 --> 01:51:02.040

Adam Kaufman: Yeah, that works.

1023

01:51:02.130 --> 01:51:03.510

Larry Ruisi: So something very simple.

1024

01:51:07.230 --> 01:51:09.480

Roland Baroni: Until until full site plan.

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01:51:09.720 --> 01:51:14.910

Larry Ruisi: Exactly. Yeah. If they have to bring into 5000 at some point in time. That's a different issue.

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01:51:21.420 --> 01:51:27.810

Adam Kaufman: Okay. Okay. Can we just say if the soil is removed from the site. It can't be replaced. But that's very clear.

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01:51:28.920 --> 01:51:29.280
pollackmv: What

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01:51:33.030 --> 01:51:36.870
Steven's iPad: Is that big, big dude until they haven't executed site plan.

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01:51:40.020 --> 01:51:43.800
Roland Baroni: Adam, you should add that last the last bit of that which is. Yeah.

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01:51:44.250 --> 01:51:47.010
Roland Baroni: Until full site plan approval is achieved.

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01:51:47.460 --> 01:51:48.810
pollackmv: Okay. Right. Right.

1032

01:51:54.420 --> 01:51:54.780
Adam Kaufman: Okay.

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01:51:56.190 --> 01:51:56.550
Adam Kaufman: Got it.

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01:51:57.660 --> 01:51:59.640
Christopher Carthy: So then anybody coming to the waiting room.

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01:52:00.480 --> 01:52:01.620
Christopher Carthy: No, no.

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01:52:01.650 --> 01:52:02.730
Adam Kaufman: I've got the waiting room here.

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01:52:03.030 --> 01:52:08.220
Christopher Carthy: All right, I just wanted to make sure if anyone from the public wanted an opportunity to speak, we don't lose

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01:52:08.370 --> 01:52:09.600
Christopher Carthy: Him or her now.

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01:52:09.660 --> 01:52:11.190
Christopher Carthy: There's no one. We're good.

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01:52:12.000 --> 01:52:13.380

Adam Kaufman: And no further emails.

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01:52:13.800 --> 01:52:21.630

Christopher Carthy: Okay, excellent. So on that note, unless anyone has anything else to add, I'd like to make a motion to close the public hearing

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01:52:22.740 --> 01:52:24.750

Christopher Carthy: Second. All in favor.

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01:52:27.390 --> 01:52:27.840

Christopher Carthy: Thank you.

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01:52:30.060 --> 01:52:31.620

Christopher Carthy: All right, now, gentlemen.

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01:52:33.150 --> 01:52:34.230

Christopher Carthy: We have

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01:52:35.550 --> 01:52:36.060

Adam Kaufman: A deck.

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01:52:36.390 --> 01:52:50.970

Christopher Carthy: An egg deck to adopt and then if we so choose a draft resolution to adopt or not, depending on the position of the board. So the someone want to make a motion to adopt and negative debt.

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01:52:52.200 --> 01:52:53.130

Larry Ruisi: I'll make that motion.

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01:52:53.610 --> 01:52:54.090

Steve.

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01:52:55.560 --> 01:52:56.100

Steven's iPad: I'll second.

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01:52:56.910 --> 01:52:57.750

Christopher Carthy: All in favor.

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01:52:58.650 --> 01:52:59.490

Larry Ruisi: Hi. Hi.

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01:53:00.120 --> 01:53:00.420

Hi.

1054

01:53:05.490 --> 01:53:06.030

Christopher Carthy: Thank you.

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01:53:07.440 --> 01:53:12.360

Christopher Carthy: And Steve. There's a motion before us to adopt a draft resolution.

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01:53:13.470 --> 01:53:14.370

Adam Kaufman: Right, like the motion.

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01:53:15.480 --> 01:53:17.490

Adam Kaufman: Amended to add that new condition.

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01:53:18.180 --> 01:53:19.080

Adam Kaufman: And I believe

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01:53:20.370 --> 01:53:21.120

Christopher Carthy: Many draft.

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01:53:21.660 --> 01:53:32.310

Adam Kaufman: Way, where we have to discuss what those amendments are so the condition about it not being a transfer station that we just talked about. And Joe, we want to add the HTC comments we received today.

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01:53:34.170 --> 01:53:37.350

Kellard Sessions: Yeah. We should right yep

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01:53:37.890 --> 01:53:40.410

Jim Jensen: And what are those Joe are around them.

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01:53:41.880 --> 01:53:42.900

Adam Kaufman: I can pull them off.

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01:53:42.900 --> 01:53:47.190

Kellard Sessions: Even related to the have the email here if you give me one second.

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01:53:48.090 --> 01:53:49.380

Steven's iPad: Time the contaminants

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01:53:49.740 --> 01:53:51.150

Kellard Sessions: It was related to the

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01:53:51.600 --> 01:53:57.390

Kellard Sessions: Soccer, you know, plastic lining beneath and above, you know, beneath the pile and covering

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01:53:58.620 --> 01:53:59.310

Kellard Sessions: While it's set

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01:54:00.660 --> 01:54:04.530

Kellard Sessions: Right and similar to what we had recommended in our original

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01:54:06.000 --> 01:54:08.640

Kellard Sessions: A letter report from the testing lab.

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01:54:10.230 --> 01:54:17.220

Kellard Sessions: That speaks to the sampling locations where they were taking how many, you know, just something supporting the lab results that we got

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01:54:21.630 --> 01:54:28.650

Jim Jensen: So, so just, just so I understand. Sorry. So this soil needs to be a line of below it and above it. So it's suitable

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01:54:30.780 --> 01:54:32.490

Kellard Sessions: That was the recommendation from

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01:54:34.080 --> 01:54:43.320

Kellard Sessions: The GL just because of the duration will be sitting on the site. He recommended a line below it and then covered with a tarp or another plastic sheeting.

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01:54:44.400 --> 01:55:01.380

Jim Jensen: And social. Thank you. So, should that then the will be beyond going inspection to make sure that between now and when it's 2021 that liner was to be someone should be inspected to make sure it's it's not compromised or torn or or fails.

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01:55:02.250 --> 01:55:03.420

Kellard Sessions: Yeah, that would be our office.

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01:55:08.760 --> 01:55:13.800

Christopher Carthy: Is that done by that's done by default, that we do, we need to put that into the resolution, Joe.

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01:55:14.850 --> 01:55:17.340

Kellard Sessions: No, I think, you know, typical with any application monster.

1079

01:55:20.310 --> 01:55:20.550

Kellard Sessions: Yeah.

1080

01:55:22.950 --> 01:55:27.150

Christopher Carthy: Tim Keller typically shows up on sites to make sure that the

1081

01:55:28.650 --> 01:55:30.720

Christopher Carthy: The engineering is in order.

1082

01:55:33.090 --> 01:55:43.140

Adam Kaufman: You know, there's one more point just do want to make. We received a written comment which I forgot about from the adjacent property owner, the same comment that we received for the first year.

1083

01:55:43.590 --> 01:55:44.100

Do you recall

1084

01:55:45.240 --> 01:55:45.660

Adam Kaufman: From

1085

01:55:47.010 --> 01:55:47.670

Roland Baroni: The mail.

1086

01:55:47.910 --> 01:55:53.130

Adam Kaufman: Right, exactly. So he resubmitted that to the board just sort of let me make a note of it.

1087

01:55:55.950 --> 01:55:57.540

Christopher Carthy: That's from our hardware. Right.

1088

01:55:58.350 --> 01:55:59.280

Adam Kaufman: Arrow hardware.

1089

01:55:59.670 --> 01:56:00.090

Hardware

1090

01:56:10.080 --> 01:56:12.210

Christopher Carthy: Okay, so we adopted the negative deck.

1091

01:56:12.360 --> 01:56:16.530

Christopher Carthy: We've discussed the amended draft resolution now.

1092

01:56:18.330 --> 01:56:19.110

Christopher Carthy: Let's say you

1093

01:56:21.870 --> 01:56:27.600

Steven's iPad: Make a motion to approve the resolution for 100 business Prague, Dr. Phil storage as amended.

1094

01:56:31.230 --> 01:56:31.740

Steven's iPad: Second,

1095

01:56:32.610 --> 01:56:35.040

Christopher Carthy: Second. Second. All in favor.

1096

01:56:35.580 --> 01:56:36.420

Larry Ruisi: Aye. Aye.

1097

01:56:38.160 --> 01:56:38.430

pollackmv: Aye.

1098

01:56:41.490 --> 01:56:42.300

Christopher Carthy: Board members.

1099

01:56:44.700 --> 01:56:46.170

Christopher Carthy: Thank you, Adam. Thanks everyone.

1100

01:56:47.010 --> 01:56:51.630

Christopher Carthy: got that done, Greg. Pull bring that back to your fine.

1101

01:56:52.650 --> 01:56:53.670

Paul R. Sysak, RLA (JMC): I will, thank you.

1102

01:56:54.000 --> 01:56:55.260

Christopher Carthy: Welcome. Good night, Paul.

1103

01:56:55.560 --> 01:56:55.890

And I

1104

01:56:59.550 --> 01:57:00.060

Christopher Carthy: OK.

1105

01:57:02.700 --> 01:57:04.890

Christopher Carthy: The next time before us is

1106

01:57:06.810 --> 01:57:08.220

Christopher Carthy: Six Sterling road South

1107

01:57:20.730 --> 01:57:22.470

Christopher Carthy: You're listening to the planning board meeting.

1108

01:57:22.710 --> 01:57:22.860

They

1109

01:57:27.180 --> 01:57:30.330

Richard Barasch: All bring that back to your client. Hey,

1110

01:57:30.450 --> 01:57:31.200

Adam Kaufman: Who do you have

1111

01:57:33.000 --> 01:57:33.750

Adam Kaufman: WITH YOU TONIGHT.

1112

01:57:35.820 --> 01:57:39.390

Teo Siguenza: Down. Hold on, mr. And mrs barrage

1113

01:57:39.780 --> 01:57:40.170

Okay.

1114

01:57:49.350 --> 01:57:51.000

Adam Kaufman: All right, I think I've got everyone here.

1115

01:57:52.650 --> 01:57:53.970

Christopher Carthy: And we have Dan helping us

1116

01:57:54.270 --> 01:57:55.950

Christopher Carthy: We do. Hello, Dan.

1117

01:57:57.270 --> 01:57:59.340

Adam Kaufman: All right, who's going to be taking the lead.

1118

01:57:59.760 --> 01:58:04.320

Teo Siguenza: On the presentation, I can start on the architecture land to give

1119

01:58:04.740 --> 01:58:05.100

Adam Kaufman: You an

1120

01:58:05.790 --> 01:58:07.290

Teo Siguenza: Overview of the property.

1121

01:58:08.610 --> 01:58:10.350

Teo Siguenza: If I may share my screen.

1122

01:58:10.350 --> 01:58:11.640

Adam Kaufman: Boss, that'd be great. Thank you.

1123

01:58:12.090 --> 01:58:12.960

Teo Siguenza: Thank you very much.

1124

01:58:18.720 --> 01:58:19.710

Teo Siguenza: Yeah them.

1125

01:58:21.810 --> 01:58:22.080

Teo Siguenza: Well,

1126

01:58:23.100 --> 01:58:26.670

Teo Siguenza: We we receive the memo from on

1127

01:58:27.960 --> 01:58:34.320

Teo Siguenza: Your camera and also from our town planner on them.

1128

01:58:35.610 --> 01:58:43.620

Teo Siguenza: We will be addressing the comments that we received for now I'd like to give you an overview of the property.

1129

01:58:45.120 --> 01:58:49.320

Teo Siguenza: We have on the has been survey in front of you as you can see

1130

01:58:52.590 --> 01:58:53.940

Teo Siguenza: Can you see more numbers.

1131

01:58:54.150 --> 01:59:04.080

Teo Siguenza: Yes. Yeah, we have fairly rural south, you know, we have the driveway to the property arriving here into an existing garage.

1132

01:59:05.130 --> 01:59:06.720

Teo Siguenza: We have existing residents.

1133

01:59:07.770 --> 01:59:08.130

Teo Siguenza: Pool.

1134

01:59:09.540 --> 01:59:10.260

Teo Siguenza: Tennis Court

1135

01:59:11.550 --> 01:59:13.920

Teo Siguenza: We have some aerial views to give you a chance on

1136

01:59:16.110 --> 01:59:22.710

Teo Siguenza: The highlight of all the neighborhood on the distances, the water, we're proposing to though is in the zone.

1137

01:59:24.030 --> 01:59:27.960

Teo Siguenza: The main project basically is the compression of an existing garage.

1138

01:59:30.000 --> 01:59:31.890

Teo Siguenza: Can you hear them.

1139

01:59:33.300 --> 01:59:37.530

Teo Siguenza: On the is in properties. You can see them as well. Then

1140

01:59:40.260 --> 01:59:41.760

Teo Siguenza: The existing garage.

1141

01:59:43.440 --> 02:00:08.100

Teo Siguenza: Which is the topical tonight. A has been built initially in 1969 we can see here on you know that the Tower Records, we have the survey which was actually done at that time 1969 there have been some additions to the garage. You can see here the small footprint of the garage.

1142

02:00:09.810 --> 02:00:19.410

Teo Siguenza: It was a two car garage and it was added in 1974 and it was converted into

1143

02:00:20.490 --> 02:00:27.030

Teo Siguenza: A four car garage basically here, then I will show you some aerial images.

1144

02:00:28.530 --> 02:00:35.640

Teo Siguenza: That we will give you the the field for the house, we have this aerial view here.

1145

02:00:37.980 --> 02:00:45.810

Teo Siguenza: You know, we'll give you a sense of the property that you have the access in here is turning Road. The main house we have existing

1146

02:00:46.830 --> 02:01:10.020

Teo Siguenza: garages in this location tennis court on them, you know, very then say foliage, or all around the property. So it's, it's quite private for our clients in the barrages on on the neighbors as well in the this property is the access these images the access to the property.

1147

02:01:11.280 --> 02:01:28.740

Teo Siguenza: This one, a little blow up of their property. You can see the garages in the background on it is image you can see the existing conditions of the garage, the you know the one built in 69 on the audition down afterwards.

1148

02:01:29.820 --> 02:01:30.270

Teo Siguenza: The

1149

02:01:31.800 --> 02:01:44.640

Teo Siguenza: Rock proposal that we have in front of you is for the variation, not the Malaysian conversion of the existing structure a now giving them.

1150

02:01:45.360 --> 02:02:07.710

Teo Siguenza: The health situation that we are going through the our clients have their children coming to visit and staying here with grandkids on it. It's more than one one child with their family, etc. They, they would like to be able to build a structure now to accommodate the children become

1151

02:02:09.180 --> 02:02:14.760

Teo Siguenza: Very closely to visit. Now, given the health situation that we are all experiencing.

1152

02:02:16.080 --> 02:02:21.780

Teo Siguenza: That is the scope of the work them the proposed them.

1153

02:02:22.890 --> 02:02:46.350

Teo Siguenza: Plans, or the structure and I'll show you the the the side panel here where you again, you can see the driveway coming in the existing house on the in here you see them existing garages again on the footprint that we show here is it shows the garage with our small expansion in the front.

1154

02:02:47.730 --> 02:03:00.240

Teo Siguenza: This is really the main event. We are also proposing on on small half, quarter again for the same reason for the children to come and play here. You know, the cover tennis and it will be on small

1155

02:03:01.350 --> 02:03:08.100

Teo Siguenza: Half basketball hoop. Basically, the, the proposed plan.

1156

02:03:10.110 --> 02:03:10.680

Teo Siguenza: A

1157

02:03:12.840 --> 02:03:15.930

Teo Siguenza: I will show you the existing house as well because it then.

1158

02:03:16.410 --> 02:03:27.360

Teo Siguenza: It is important here is just to illustrate the number of bedrooms at the house. Cause you know the house currently has, I guess, because I'm in the in the section here.

1159

02:03:28.110 --> 02:03:52.230

Teo Siguenza: Then in house on another. It gets lower level on 1000 for veterans on the upper level the existing septic is a bedroom system. So there's plenty of capacity and they have prepared this for any eventuality. It's just a larger system that will be able to accommodate the

1160

02:03:53.250 --> 02:03:59.490

Teo Siguenza: Proposed college and town hall will be able to expand on that the

1161

02:04:01.110 --> 02:04:11.370

Teo Siguenza: Existing structure. The as the, as you can see here on and I always just highlighting here just for illustration purposes. It has them.

1162

02:04:13.560 --> 02:04:16.590

Teo Siguenza: The existing footprint. Basically, this structure is here.

1163

02:04:18.180 --> 02:04:23.250

Teo Siguenza: We're proposing to to clear on on on small expansion here in the front.

1164

02:04:25.770 --> 02:04:38.520

Teo Siguenza: She's just allow really for storage space in the back in the trials on on stories on the the footprints on the right will be part of what we are calling

1165

02:04:39.630 --> 02:04:45.240

Teo Siguenza: The accessory courage. So basically we have on our show you the, the second floor as well.

1166

02:04:50.220 --> 02:04:54.660

Teo Siguenza: The we have the second floor and the next day sliding here.

1167

02:04:55.800 --> 02:05:00.810

Teo Siguenza: Where again. The we have created two bedrooms here.

1168

02:05:02.340 --> 02:05:02.790

Teo Siguenza: The

1169

02:05:04.920 --> 02:05:17.280

Teo Siguenza: One bedroom basically will be located in in in here, you know, in this section here on the next baritones basically adjacent to it equally on that there's on small

1170

02:05:17.790 --> 02:05:24.390

Teo Siguenza: Hallway here you can see here on the is just then. And then there's I'm open to below.

1171

02:05:25.650 --> 02:05:28.140

Teo Siguenza: Article architect Charlie them.

1172

02:05:29.460 --> 02:05:47.730

Teo Siguenza: The proposal it I will call it is on one on one and a half stories. Perhaps the definition of the of the building guide is we have in here, the front view facing a sterling road South

1173

02:05:48.810 --> 02:05:52.860

Teo Siguenza: Where we have a two car garages on the

1174

02:05:54.030 --> 02:06:02.220

Teo Siguenza: underside of the structure under the footprint of the bathrooms and then on the right hand side you have that the living spaces that

1175

02:06:02.850 --> 02:06:19.560

Teo Siguenza: You saw on the prior slide, you know, this will be the face in the public a street in here, but very discreet on the on the back, it will be facing the house and they these other slides will be the backside of the structure

1176

02:06:22.470 --> 02:06:23.250

Teo Siguenza: Them.

1177

02:06:24.750 --> 02:06:25.500

Teo Siguenza: In them.

1178

02:06:26.580 --> 02:06:40.590

Teo Siguenza: This really is the main event, if I may call on the main desire of all of our clients, again, a structure to house the visiting children when they come

1179

02:06:41.760 --> 02:06:42.390

Teo Siguenza: In

1180

02:06:46.350 --> 02:06:58.320

Teo Siguenza: Existing main residents as, as I indicated in a it has six bedrooms and there will be additional septic available for this structure here.

1181

02:06:58.890 --> 02:07:10.380

Teo Siguenza: I am looking out at then the comments from our town planner, you know, with the recommendations that he has made as far as them, you know, the

1182

02:07:11.250 --> 02:07:21.870

Teo Siguenza: The steps that we have to go through and it is throwing here on the summary. You know, it's a three acre property in the district. We are looking to convert

1183

02:07:22.920 --> 02:07:24.900

Teo Siguenza: And turn those garages in in

1184

02:07:26.580 --> 02:07:30.720

Teo Siguenza: In Scottish we to Horizon under then

1185

02:07:32.010 --> 02:07:34.890

Teo Siguenza: They i don't think that then

1186

02:07:35.940 --> 02:07:38.910

Teo Siguenza: In the recommendations on the on the points on

1187

02:07:40.260 --> 02:07:41.070

Teo Siguenza: Performance that

1188

02:07:42.120 --> 02:07:52.080

Teo Siguenza: Our town planner is making here. I think this article, actually. Perhaps it but the bulk of it as well it fits the neighborhood.

1189

02:07:52.830 --> 02:08:10.020

Teo Siguenza: The, you know, we will address the comments from the to the consultants as well. He recommends a public hearing and apparently the ARV that we wouldn't expect to to work through us. When I'm there.

1190

02:08:11.670 --> 02:08:16.920

Teo Siguenza: In the garage. The garage is proposed to be renovated and not to be demolished on them.

1191

02:08:18.900 --> 02:08:20.220

Christopher Carthy: For a minute here.

1192

02:08:20.250 --> 02:08:28.530

Christopher Carthy: Did you correct thing to do to reflect that and said on the air for you on the application that you were going to demolish it. So that's why

1193

02:08:28.920 --> 02:08:29.790

Teo Siguenza: That is

1194

02:08:30.180 --> 02:08:32.040

Teo Siguenza: That is an incorrect statement.

1195

02:08:33.120 --> 02:08:33.810

Teo Siguenza: That we have made.

1196

02:08:34.770 --> 02:08:35.430

Alright, so there we

1197

02:08:36.780 --> 02:08:38.100

Christopher Carthy: Go back to that for a moment.

1198

02:08:38.670 --> 02:08:41.100

Christopher Carthy: Just go back to that point, please.

1199

02:08:42.270 --> 02:08:43.410

Christopher Carthy: Okay, this

1200

02:08:44.700 --> 02:08:56.460

Christopher Carthy: Is submitted let him stay to the existing garage be renovated him over the AFC garage be demolished me, Bill. So in other words, that that was just the little arrow on the plant on the application you're going to correct that.

1201

02:08:56.670 --> 02:08:57.780

Teo Siguenza: That is correct, yes.

1202

02:08:58.050 --> 02:08:59.850

Christopher Carthy: I just want to make sure we're clear on that. Thank you.

1203

02:08:59.880 --> 02:09:14.340

Teo Siguenza: Yes, thank you. Thank you. Um, yes it is. It carries with it. We do with a two car garage, similar to a house with two three car garage. It's a college that wasn't the two car garage.

1204

02:09:14.820 --> 02:09:20.220

Teo Siguenza: And we would provide the documentation that is being asked as far as demonstrating in

1205

02:09:20.550 --> 02:09:31.590

Teo Siguenza: The structure would be or under 25% of the floor area of the existing residents, you know, on the, on the, on the gross floor area.

1206

02:09:32.970 --> 02:09:46.050

Teo Siguenza: Calculation, we would provide that cop on. In fact, we are within them. The guidelines and the thresholds that the call that establishes. However, on the gross land coverage. We are over.

1207

02:09:46.530 --> 02:10:00.600

Teo Siguenza: It. Before we begin any work the existing condition exceeds the maximum permitted, so we will be requesting a variance from the Zoning Board of appeals

1208

02:10:00.690 --> 02:10:02.610

Christopher Carthy: I'd like to ask you another question here, please.

1209

02:10:02.640 --> 02:10:13.470

Christopher Carthy: Yes. Are you 100% sure that you're over mean you have you double check with the survey or etc. But you're definitely you grow sign coverage doesn't allow this.

1210

02:10:15.570 --> 02:10:20.100

Teo Siguenza: We will go through that step, and I appreciate the observation.

1211

02:10:21.090 --> 02:10:21.540

Teo Siguenza: It's right

1212

02:10:21.810 --> 02:10:23.400

Teo Siguenza: Down with this array or we will do it.

1213

02:10:23.730 --> 02:10:32.700

Christopher Carthy: Yeah, it strikes me, you should double check that and make sure you're absolutely you know before you go to the CPA, which means sure that's, you know, factual. That's right.

1214

02:10:34.320 --> 02:10:34.800

Thank you.

1215

02:10:36.180 --> 02:10:36.630

Teo Siguenza: Thank you.

1216

02:10:37.020 --> 02:10:38.730

Adam Kaufman: It looks right. Christopher manner.

1217

02:10:38.730 --> 02:10:39.750

Adam Kaufman: Than the tennis court.

1218

02:10:39.780 --> 02:10:45.510

Adam Kaufman: In addition to the half basketball court. So you start adding all that often. It really eats into your

1219

02:10:46.500 --> 02:10:47.370

Teo Siguenza: Point towards bacon.

1220

02:10:50.040 --> 02:10:54.360

Christopher Carthy: When I just did it. Personally, I just, I was surprised that they were exceeding the GLC

1221

02:10:57.540 --> 02:11:02.790

Teo Siguenza: Yeah, because it is a three acre lot and we take that

1222

02:11:03.300 --> 02:11:22.110

Teo Siguenza: You know, there's no my expectation of of twisted to be removed. Actually, the existing structure is presently there on there with the small expansion in the front. There is no need to remove any trees on the yes we are here tonight to request from you a special

1223

02:11:23.370 --> 02:11:23.790

Teo Siguenza: Permit

1224

02:11:25.170 --> 02:11:27.030

Teo Siguenza: For for this project.

1225

02:11:28.890 --> 02:11:29.580

Teo Siguenza: The

1226

02:11:31.080 --> 02:11:33.870

Teo Siguenza: applicant has owned the property for the last

1227

02:11:34.950 --> 02:11:52.890

Teo Siguenza: 20 years on them, the existing structure has been in fact the existing a prior to 1984 as I stated initially original built in 1969 AND GOING TO ANOTHER EDITION on 1974 I'm

1228

02:11:54.270 --> 02:11:54.960

Teo Siguenza: The

1229

02:11:56.820 --> 02:12:03.780

Teo Siguenza: We will make um any every Air Force on them. I think architecturally what we have done is to

1230

02:12:04.170 --> 02:12:21.690

Teo Siguenza: stay consistent with the character of the neighborhood. It's an already established area of the property that has been already disturbed. There's no additional really servants, all around them down this more basketball court prison, you know, proposing an already disturbed area.

1231

02:12:22.890 --> 02:12:26.550

Teo Siguenza: A. So I don't think that, then there is any

1232

02:12:27.570 --> 02:12:31.500

Teo Siguenza: Adverse effects on the environment in, in my opinion.

1233

02:12:32.610 --> 02:12:43.050

Teo Siguenza: Um, thank you very much for listening to me, I will be open to any questions on down. If you want to chime in with your, with your technical aspects on the site plan, please.

1234

02:12:44.820 --> 02:12:47.010

Dan: Whatever the pleasure of the Board is want to jump in. Now, or do you want to

1235

02:12:47.280 --> 02:12:48.120

Christopher Carthy: Go ahead Dan

1236

02:12:48.570 --> 02:12:49.080
Go ahead.

1237
02:12:51.000 --> 02:12:52.860
Teo Siguenza: stole my share, please.

1238
02:13:08.010 --> 02:13:08.280
Dan: Time.

1239
02:13:14.970 --> 02:13:16.710
Teo Siguenza: It's not coming up and try it this way.

1240
02:13:20.910 --> 02:13:21.240
Okay.

1241
02:13:23.340 --> 02:13:30.480
Dan: This is just a blow up of the area that tails been talking about.
You can see where the proposed houses garage is going to be renovated

1242
02:13:31.110 --> 02:13:38.790
Dan: We renovated is a better word. I guess at this point. Here's where
the tennis court. Other basketball court has proposed, and of course the
septic systems up here.

1243
02:13:40.800 --> 02:13:42.450
Dan: To some of Joe's points.

1244
02:13:43.530 --> 02:13:49.650
Dan: We recognized immediately that there's some things to talk about
what the septic system. We did reach out. We do have a

1245
02:13:51.120 --> 02:13:59.790
Dan: Completed work certificate that is a six and eight bedroom septic
system so we know we're okay there further conversation with Tony,
Connie.

1246
02:14:00.270 --> 02:14:08.490
Dan: Is what one of the exhibit set to just showed you, and that is we
have to give him an updated floor plan so that he can visually see

1247
02:14:08.970 --> 02:14:17.010

Dan: That there are only six bedrooms in the main house and at that point then he'll give us the sign off to say that we can get these other two bedrooms into the system.

1248

02:14:18.090 --> 02:14:24.690

Dan: Legitimately, if you will, the plan for the septic is simply putting a service line from the New

1249

02:14:25.710 --> 02:14:26.340

CRaig Benedict: Yes cottage.

1250

02:14:26.400 --> 02:14:34.230

Dan: Down to the existing septic tank where there's a pump chamber where they basically adult system to handle all the flows coming in and out of building

1251

02:14:36.750 --> 02:14:45.390

Dan: The way to has designed the new footprint for the guests cottage. There's actually right now. It's a 1200 and 22 square foot footprint.

1252

02:14:46.020 --> 02:14:57.900

Dan: And we're increasing it by about 118 feet, the way he's located at 118 feet of existing payment goes away. So there's a no net change of in part of your surface associated with the guests cottage.

1253

02:14:59.280 --> 02:15:13.740

Dan: Which means that you know I got to take it on the chin, a little bit because I had the wrong footprint for the garage, from the beginning, which is, I guess part of some of those comments to we saw that there was a bus there that's on me. I just had the wrong garage or guess cottage.

1254

02:15:14.880 --> 02:15:25.620

Dan: Second part of what we're looking at, obviously, is the head of basketball court. And you can see that on the planet. It's right here. I don't know why my drawing. So washed out. But I hope you can see it. Okay.

1255

02:15:26.850 --> 02:15:32.340

Dan: At this point, that that footprint of the basketball court is about 3300 square feet.

1256

02:15:33.540 --> 02:15:38.220

Dan: And that's, that's really what any zoning variance would be for, I think, is to put in

1257

02:15:38.280 --> 02:15:44.550

Dan: The basketball court because we're not changing anything about as far as the guest cottage goes as far as area goes

1258

02:15:45.750 --> 02:15:55.860

Dan: We have not tested the soil for drainage, obviously, because we know we have a zoning board issue first. So we need to make sure that we have that in hand before we take any

1259

02:15:57.060 --> 02:16:04.320

Dan: Necessary drainage Park tests and so on. So that as far as that goes. This is on hold until we know where we're going.

1260

02:16:05.880 --> 02:16:12.210

Dan: Um, other than that, I think all the other comments that Joe and Adam have relative to decide engineering

1261

02:16:13.560 --> 02:16:15.300

Dan: Will take care of in due course.

1262

02:16:16.350 --> 02:16:20.400

Dan: There's nothing there that I think is insurmountable. I think we can take care of all those issues.

1263

02:16:21.540 --> 02:16:23.580

Dan: And give you everything you need, as far as that goes.

1264

02:16:26.670 --> 02:16:32.670

Dan: To the biggest part of the conversation because of the building. So if there's any questions you have for me. Certainly Charter.

1265

02:16:33.750 --> 02:16:35.100

Christopher Carthy: I have a question for Joe

1266

02:16:36.390 --> 02:16:36.900

Christopher Carthy: Joe

1267

02:16:38.490 --> 02:16:38.760

Kellard Sessions: Joe

1268

02:16:39.360 --> 02:16:52.800

Christopher Carthy: I have a question which is Why, why does the applicant have to jump through the hoops of proving more than the fact that they have an existing eight bedrooms septic in the sense of, they haven't they haven't approved date bedroom septic

1269

02:16:54.660 --> 02:17:00.840

Christopher Carthy: Why, why does the Health Department need to get involved. Beyond that proof. In other words,

1270

02:17:01.350 --> 02:17:13.110

Christopher Carthy: Why should Cooney need to see why does 20 Cooney needs to see a floor plan that shows they have a modified their home because if they modify their home, they would have done that without a building permit that in and of itself would be

1271

02:17:14.400 --> 02:17:19.440

Christopher Carthy: Like, you know, they would be in violation of, you know, something or another they are alone.

1272

02:17:20.220 --> 02:17:20.970

Kellard Sessions: Right, so

1273

02:17:22.080 --> 02:17:33.390

Kellard Sessions: I guess to two reasons. The, the size of the building is over 1000 square feet. And although they have an eight bedroom system they they are adding two bedrooms to the site.

1274

02:17:34.020 --> 02:17:39.720

Kellard Sessions: I fully expect health department, she would not jurisdictional letter for this project, but it's just something we need to check them.

1275

02:17:41.760 --> 02:17:49.500

Dan: And it wouldn't be the first time. If I can cut in a little bit that somebody did something that the health department didn't know to what footprint of the building. And this is just a way of checking it.

1276

02:17:51.990 --> 02:17:52.320

Christopher Carthy: Okay.

1277

02:17:53.490 --> 02:17:54.060

Christopher Carthy: Thank you.

1278

02:18:00.030 --> 02:18:00.750

Christopher Carthy: For members.

1279

02:18:11.280 --> 02:18:13.050

Christopher Carthy: Does anybody else want to add anything else.

1280

02:18:15.060 --> 02:18:15.480

Christopher Carthy: This

1281

02:18:15.720 --> 02:18:21.720

Jim Jensen: Is Jim. So just, I'm just wondering is looking at the site. Was there any consideration for the

1282

02:18:23.370 --> 02:18:29.820

Jim Jensen: On how the neighbor will react to that the basketball court being up you know 25 cent fee or at least off their property line.

1283

02:18:30.720 --> 02:18:40.890

Jim Jensen: But well, that'd be any concern a half court, you can be playing fair amount of basketball. I don't know whether that's in terms of sight landscaping or not. If that's been told through

1284

02:18:42.180 --> 02:18:48.480

Dan: We have talked about it. And that is one of the things we're saying all the has to be looked at as doing some screening there.

1285

02:18:50.400 --> 02:18:53.820

Dan: We get the variance of course to screen off. That's part of it.

1286

02:18:54.450 --> 02:18:59.460

Dan: not proposing any lighting or anything like that. It's just a play court for the, you know,

1287

02:19:00.150 --> 02:19:01.860

Teo Siguenza: If I may show my screen down

1288

02:19:05.070 --> 02:19:05.580

Okay.

1289

02:19:06.780 --> 02:19:07.890

Teo Siguenza: Can you surrender to

1290

02:19:08.220 --> 02:19:09.240

Teo Siguenza: Do it. Just bear with me.

1291

02:19:14.100 --> 02:19:14.610

Teo Siguenza: Thank you.

1292

02:19:15.930 --> 02:19:17.550

Teo Siguenza: What I wanted to show is actually, there's

1293

02:19:20.520 --> 02:19:23.160

Teo Siguenza: The system is here. I tell you on there.

1294

02:19:25.650 --> 02:19:26.640

Teo Siguenza: Sorry, one second.

1295

02:19:28.110 --> 02:19:28.830

Teo Siguenza: Share again.

1296

02:19:31.140 --> 02:19:43.590

Teo Siguenza: Yeah, and I wanted to go to the to the property images here on them, one that actually describes the condition is then this area of you. Can you see the air aerial view here.

1297

02:19:44.940 --> 02:19:45.300

Jim Jensen: Yes.

1298

02:19:45.360 --> 02:19:55.020

Teo Siguenza: You know, if the court is going to be here. So it's actually already very heavily landscape and shield it. You can see here that large mass of treason care.

1299

02:20:00.510 --> 02:20:03.600

Christopher Carthy: What trees you taking down to build the basketball court.

1300

02:20:04.770 --> 02:20:08.820

Teo Siguenza: You know, really no on because it will be. How's the right here.

1301

02:20:08.940 --> 02:20:09.480

Hoping

1302

02:20:11.250 --> 02:20:14.790

Jim Jensen: That seems to be different than what the site plan shows

1303

02:20:15.750 --> 02:20:16.560

Dan: That's about right.

1304

02:20:17.520 --> 02:20:23.940

Dan: My plan doesn't show the trees throws you off, but right on that corner of the tennis court by that wish, I guess.

1305

02:20:24.420 --> 02:20:26.880

Dan: Yeah, it's really where the the basketball court.

1306

02:20:28.680 --> 02:20:29.310

Jim Jensen: I'm sorry that

1307

02:20:29.430 --> 02:20:29.820

Jim Jensen: Was the

1308

02:20:29.880 --> 02:20:31.740

Jim Jensen: Plan that I that

1309

02:20:32.790 --> 02:20:34.380

Teo Siguenza: This man is rotated by the way.

1310

02:20:34.710 --> 02:20:35.640

I apologize.

1311

02:20:40.830 --> 02:20:41.880

Teo Siguenza: She's like, show your plan.

1312

02:20:43.860 --> 02:20:54.660

Jim Jensen: Now, no, I'm sorry, I was looking at just the just the sheet I was looking at just had a call that a row of pines along the property line so didn't show any of the landscaping. Other than that.

1313

02:20:55.770 --> 02:20:57.180

Jim Jensen: She did. I was looking at

1314

02:20:58.200 --> 02:20:59.820

Jim Jensen: The site plan sheet tool for

1315

02:21:01.080 --> 02:21:10.800

Jim Jensen: So it gave the appearance that it was clear between the, the Court and the property line and it was all just screening along the property line. That's what the basis for my question.

1316

02:21:11.520 --> 02:21:11.940

Thank you.

1317

02:21:30.090 --> 02:21:31.200

Dan: Everybody's all talked out

1318

02:21:31.620 --> 02:21:32.310

Steven's iPad: You know,

1319

02:21:32.340 --> 02:21:39.240

Christopher Carthy: I mean, Adam, I guess we can just send this forward to them a few things to answer and

1320

02:21:39.270 --> 02:21:39.660

Adam Kaufman: Yeah.

1321

02:21:39.870 --> 02:21:50.190

Adam Kaufman: You know, comes to a few zoning issues they have to deal with. We talked about the variances, probably the major issue is seeing how the building department is going to classify

1322

02:21:50.700 --> 02:21:53.400

Christopher Carthy: The existing garage. If

1323

02:21:53.490 --> 02:21:58.500

Adam Kaufman: It's classified as a garage, then you can't have any living quarters if now they're adding

1324

02:21:59.820 --> 02:22:14.460

Adam Kaufman: To that building where they use is now it's an accessory apartment that has garages and it's not a garage with living quarters, you know that ratio flips, then we'll have to see what the building department says, and perhaps it can be permitted.

1325

02:22:16.260 --> 02:22:19.290

Adam Kaufman: So the have to clarify that with the building department.

1326

02:22:21.300 --> 02:22:27.810

Adam Kaufman: We talked about the height and whether or not the board as the board does have the authority to to permit the proposed height.

1327

02:22:28.560 --> 02:22:39.630

Adam Kaufman: Other than that, I think the accessory apartment is going to be compatible with the neighborhood and and with a comprehensive plan and it looks fine. I don't have any major concerns.

1328

02:22:40.140 --> 02:22:46.890

Christopher Carthy: What about a landscape plan. Is there a proposed landscape planning, not really because of the existing landscape. You don't really

1329

02:22:46.920 --> 02:22:48.930

Adam Kaufman: Have much greening around this property.

1330

02:22:48.960 --> 02:22:49.830

Christopher Carthy: Hi, I'm not

1331

02:22:50.880 --> 02:22:51.810

Adam Kaufman: That concerned about it.

1332

02:22:52.260 --> 02:22:57.210

Christopher Carthy: Right, okay. I just wanted to know there isn't another plan coming to us in terms of the landscape plan.

1333

02:22:58.620 --> 02:22:59.550

Christopher Carthy: Just confirming that

1334

02:23:00.690 --> 02:23:01.890

Dan: Right, we have not done a plan.

1335

02:23:02.220 --> 02:23:02.850

Christopher Carthy: All right, fine.

1336

02:23:07.260 --> 02:23:08.520

Christopher Carthy: Me. It's a beautiful mature.

1337

02:23:08.520 --> 02:23:11.550

Christopher Carthy: Landscape already. I can't imagine improving it practically you

1338

02:23:11.550 --> 02:23:14.610

Christopher Carthy: Know it's, you know, yeah, this is what we try to go

1339

02:23:16.860 --> 02:23:18.060

Christopher Carthy: Though, okay.

1340

02:23:19.050 --> 02:23:19.710

Richard Barasch: Thank you.

1341

02:23:22.260 --> 02:23:23.370

Christopher Carthy: All right, so

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02:23:24.390 --> 02:23:27.540

Christopher Carthy: So they are on their way to the GBH at their next off.

1343

02:23:28.500 --> 02:23:34.800

Adam Kaufman: Yeah, that will be the next stop the board might if you have to decide if you want to go and look at the site.

1344

02:23:37.050 --> 02:23:41.460

Christopher Carthy: Wow, I feel like a really good, a good move into tonight's meeting.

1345

02:23:41.490 --> 02:23:43.860

Christopher Carthy: But board members to feel free to apply.

1346

02:23:46.260 --> 02:23:49.200

Larry Ruisi: I think it's pretty clear from from all the pictures.

1347

02:23:49.590 --> 02:23:49.830

Adam Kaufman: Right.

1348

02:23:50.250 --> 02:23:52.860

Adam Kaufman: And then the African also have to go to the ARV as well.

1349

02:23:56.730 --> 02:24:00.300

Christopher Carthy: Jim, are you okay do you want to go out to the site, Michael.

1350

02:24:02.490 --> 02:24:03.210

Climb. Okay.

1351

02:24:04.380 --> 02:24:09.060

Jim Jensen: You sure, yeah, I'm okay. Yeah, I was a little bit of confusion with the

1352

02:24:09.600 --> 02:24:11.940

Jim Jensen: Landscape and what's going through the photos really helped.

1353

02:24:13.890 --> 02:24:15.480

Christopher Carthy: The photo says 1000 words.

1354

02:24:16.170 --> 02:24:16.590

And

1355

02:24:19.260 --> 02:24:23.010

Christopher Carthy: Michael, you okay with the photos or do you want to take a sidewalk.

1356

02:24:23.820 --> 02:24:25.020

pollackmv: Know, I think the photos.

1357

02:24:26.550 --> 02:24:33.930

Christopher Carthy: I thank you. So with that said, Adam. Let's let them go to the RV. Let's let them go to the CDA and then they'll come back to us.

1358

02:24:34.320 --> 02:24:35.970

Adam Kaufman: Like for our hearing

1359

02:24:36.570 --> 02:24:36.960

You know,

1360

02:24:37.980 --> 02:24:43.110

Teo Siguenza: Know, on the caution action. The next step in here without the RP

1361

02:24:45.600 --> 02:24:46.920

Adam Kaufman: I'd go to the Zoning Board.

1362

02:24:47.640 --> 02:24:55.260

Adam Kaufman: And get that addressed first, but you know, you can also look at when they meet and see which you know how those how it lays out

1363

02:24:55.560 --> 02:24:56.400

Adam Kaufman: In terms of scheduling.

1364

02:24:56.580 --> 02:24:57.270

Adam Kaufman: It doesn't matter.

1365

02:24:57.750 --> 02:24:58.260

Teo Siguenza: Thank you.

1366

02:25:01.980 --> 02:25:03.450

Christopher Carthy: Folks, good luck with this.

1367

02:25:04.140 --> 02:25:04.890

Teo Siguenza: Thank you very much.

1368

02:25:05.310 --> 02:25:05.970

Richard Barasch: Thank you for your

1369

02:25:06.870 --> 02:25:07.230

Dan: Evening.

1370

02:25:07.650 --> 02:25:08.160

Jim Jensen: Have a great

1371

02:25:08.730 --> 02:25:09.240

Dan: Day well

1372

02:25:11.310 --> 02:25:13.350

Valerie B Desimone: We're gonna make a referral to the Zoning Board.

1373

02:25:13.350 --> 02:25:14.010

Valerie B Desimone: Tonight, then

1374

02:25:14.370 --> 02:25:17.370

Valerie B Desimone: Yes. Okay, emotion was not done for that.

1375

02:25:18.750 --> 02:25:21.090

Christopher Carthy: Adam did you need a motion to that because it was

1376

02:25:21.570 --> 02:25:22.500
Adam Kaufman: He said, Yeah.

1377
02:25:23.280 --> 02:25:25.440
Christopher Carthy: I'll make a motion to send it to the CVA

1378
02:25:28.920 --> 02:25:29.280
Steven's iPad: Second,

1379
02:25:30.060 --> 02:25:31.860
Christopher Carthy: Second. All in favor.

1380
02:25:32.130 --> 02:25:33.720
Christopher Carthy: Aye on it. Thank you.

1381
02:25:34.080 --> 02:25:35.940
Teo Siguenza: Thank you. Anyway, thank you.

1382
02:25:36.240 --> 02:25:37.050
Richard Barasch: Thank you so much.

1383
02:25:38.370 --> 02:25:39.000
Christopher Carthy: Goodnight, then

1384
02:25:39.480 --> 02:25:39.990
Dan: You're welcome.

1385
02:25:46.800 --> 02:25:50.220
Christopher Carthy: Okay so ledge. What is or is not on this evening.

1386
02:25:50.700 --> 02:25:53.820
Christopher Carthy: So we can look forward to hearing from sunshine Buddha tonight.

1387
02:25:54.240 --> 02:25:55.350
Adam Kaufman: Right, that's what

1388
02:26:15.060 --> 02:26:15.630
sunshine717's iPhone: Hello.

1389
02:26:16.200 --> 02:26:16.980

Hello.

1390

02:26:19.140 --> 02:26:19.710

Christopher Carthy: Hello.

1391

02:26:23.250 --> 02:26:23.880

sunshine717's iPhone: Okay, now

1392

02:26:31.290 --> 02:26:32.160

sunshine717's iPhone: Oh, yes.

1393

02:26:39.060 --> 02:26:40.830

sunshine717's iPhone: We under the meeting. Now, not, not yet.

1394

02:26:41.430 --> 02:26:43.320

Christopher Carthy: You're waiting on

1395

02:26:45.420 --> 02:26:45.960

sunshine717's iPhone: Thank you.

1396

02:26:53.430 --> 02:26:59.220

Christopher Carthy: You can just bring up you know even bring up the plan and explain how you met some of the

1397

02:27:01.980 --> 02:27:02.040

Christopher Carthy: Yeah.

1398

02:27:02.370 --> 02:27:18.480

Adam Kaufman: We have a new plan submitted by the applicant, a good number of the comments we had last time we repeated that particular concern was the how we deal with the apartments and what areas are counted in terms of Florida area and not

1399

02:27:20.400 --> 02:27:33.030

Adam Kaufman: So the third floor storage space is divided into several rooms. We talked about that the last meeting we had expected that those walls would come down up there. We have talked about that not reflected on the plans.

1400

02:27:34.350 --> 02:27:43.500

Adam Kaufman: Spent a good time last time talking about gross floor area and what areas are counted in commercial buildings and not counted in

1401

02:27:43.500 --> 02:27:47.550

Adam Kaufman: commercial buildings and they're still appear to be areas.

1402

02:27:48.720 --> 02:27:52.500

Adam Kaufman: That would should be counted as floor area but weren't

1403

02:27:55.320 --> 02:28:00.270

Adam Kaufman: So I you know I don't I don't I don't know. We still have that comment.

1404

02:28:03.570 --> 02:28:09.300

Adam Kaufman: The applicant has to go to the Zoning Board for the off street parking variants, but that's predicated on getting a good handle

1405

02:28:09.810 --> 02:28:18.270

Adam Kaufman: On the gross floor area of the building because depending on the gross floor of the building dictates how many parking spaces potentially didn't need a variance for

1406

02:28:19.950 --> 02:28:22.950

Adam Kaufman: The other comments are really minor

1407

02:28:25.830 --> 02:28:28.740

Christopher Carthy: What is the applicant hoping to gain from the planning board this evening.

1408

02:28:28.980 --> 02:28:29.730

Larry Ruisi: And exactly

1409

02:28:30.870 --> 02:28:32.520

Gabrielle Salman: I can you hear me, please. Because I am

1410

02:28:32.820 --> 02:28:33.450

Gabrielle Salman: Not sure.

1411

02:28:33.810 --> 02:28:34.860

Adam Kaufman: Yes. We hear you.

1412

02:28:35.400 --> 02:28:39.720

Gabrielle Salman: Yeah, we were kind of surprised that we got called for planning board.

1413

02:28:41.610 --> 02:28:44.460

Gabrielle Salman: At the last meeting we were

1414

02:28:46.290 --> 02:28:56.310

Gabrielle Salman: Told that we're gonna be recommended for the zoning we recalculated the square footage. Nothing has changed. I wouldn't submitted sign it just you ask and

1415

02:28:56.610 --> 02:29:02.220

Gabrielle Salman: Yes, and we are on for architectural review board for Wednesday.

1416

02:29:02.940 --> 02:29:06.090

Gabrielle Salman: Just for fun, the signage and um

1417

02:29:07.350 --> 02:29:07.860

Gabrielle Salman: I guess.

1418

02:29:07.920 --> 02:29:08.790

Gabrielle Salman: If you

1419

02:29:09.000 --> 02:29:10.020

Adam Kaufman: Expand on that.

1420

02:29:10.110 --> 02:29:11.160

Gabrielle Salman: Wanting us well.

1421

02:29:11.490 --> 02:29:13.050

Adam Kaufman: Yeah. And if you just, if we want to expand.

1422

02:29:13.830 --> 02:29:23.880

Adam Kaufman: We had talked about converting the sign at that is fronting the street to a monument sign and the applicant did do that. And that's in front of the hair be so that

1423

02:29:24.990 --> 02:29:25.500

Christopher Carthy: So that

1424

02:29:26.550 --> 02:29:28.020

Christopher Carthy: Thank you for doing that. Yeah.

1425

02:29:31.080 --> 02:29:35.610

Christopher Carthy: But as far as the other objections go that some of the, you know, we're repeating

1426

02:29:36.960 --> 02:29:40.110

Adam Kaufman: Gabrielle, are you, are you saying that you didn't expect us to

1427

02:29:41.250 --> 02:29:43.830

Adam Kaufman: Review the plans or come back to the planning board tonight.

1428

02:29:45.240 --> 02:29:49.140

Gabrielle Salman: Because we were supposed to go for zoning and then coming back.

1429

02:29:49.470 --> 02:29:53.040

Gabrielle Salman: On the final all public hearing. I understand. Right.

1430

02:29:54.180 --> 02:29:58.260

Adam Kaufman: Yes, that is true, but we still need to get a

1431

02:29:59.490 --> 02:30:02.160

Adam Kaufman: Handle on that gross floor area.

1432

02:30:02.880 --> 02:30:07.500

Gabrielle Salman: I think we we did, we provided older

1433

02:30:09.360 --> 02:30:10.080

Gabrielle Salman: Revised

1434

02:30:10.500 --> 02:30:21.570

Gabrielle Salman: The only thing has changed up on the third floor. I think there was a little less square footage. But in terms of my amount of parking. Now we need that has not changed.

1435

02:30:22.440 --> 02:30:25.770

Adam Kaufman: Yeah, but I don't know if that's correct, because if you look at the plans.

1436

02:30:27.480 --> 02:30:42.120

Adam Kaufman: It looked like you weren't counting some car doors that you weren't counting storage areas that there was a space building called

existing mer. That wasn't counted in growth areas. So it's not clear why those weren't who should be

1437

02:30:42.480 --> 02:30:52.800

Gabrielle Salman: Counted that there are there are some like candles and like a low had mechanical areas that are not counted and maybe that's what

1438

02:30:53.100 --> 02:30:55.200

Adam Kaufman: Well, what's existing Merv. What is that

1439

02:30:56.040 --> 02:30:58.890

Gabrielle Salman: Pardon me arm is mechanical room.

1440

02:30:59.310 --> 02:31:08.850

Adam Kaufman: On the chemical room. Okay. I didn't mechanical rooms are excluded okay but i would i would label it that because that wasn't clear to me that's what it was.

1441

02:31:11.820 --> 02:31:14.760

Adam Kaufman: Corridors and storage or is should be counted

1442

02:31:16.260 --> 02:31:16.920

Adam Kaufman: The only thing that

1443

02:31:16.950 --> 02:31:19.470

Gabrielle Salman: I believe we counted all the Carters and

1444

02:31:19.470 --> 02:31:34.230

Gabrielle Salman: storage areas there are some kinda like a panels that I'm now low low headroom tunnels, not have some piping, etc. So those are not counted

1445

02:31:34.770 --> 02:31:38.910

Christopher Carthy: And I feel like this. This is going to be a long back and forth.

1446

02:31:38.910 --> 02:31:39.750

sunshine717's iPhone: Now, I think.

1447

02:31:40.260 --> 02:31:44.400

Adam Kaufman: You could do is Gabrielle myself in the building inspector.

1448

02:31:44.490 --> 02:31:46.230

Christopher Carthy: Might be beneficial.

1449

02:31:46.380 --> 02:31:47.250

Larry Ruisi: Yeah, exactly.

1450

02:31:47.490 --> 02:31:48.240

Gabrielle Salman: It's good at.

1451

02:31:49.350 --> 02:31:49.680

Christopher Carthy: That

1452

02:31:50.580 --> 02:31:52.830

Christopher Carthy: You folks can get together with Adam

1453

02:31:52.830 --> 02:31:53.880

Christopher Carthy: building inspector.

1454

02:31:54.120 --> 02:31:59.910

Christopher Carthy: And have a really productive meeting and iron this out your lives will be so much better.

1455

02:31:59.970 --> 02:32:00.450

Hi.

1456

02:32:03.900 --> 02:32:04.650

Gabrielle Salman: I agree that's

1457

02:32:04.980 --> 02:32:05.790

sunshine717's iPhone: A nice meal.

1458

02:32:06.360 --> 02:32:07.740

sunshine717's iPhone: You know, all right here. Now, this

1459

02:32:07.740 --> 02:32:15.990

Christopher Carthy: Well, let's put that aside for a moment stuff. I just want to say this to you. I'm going to say goodnight, take, take everything that was

1460

02:32:16.380 --> 02:32:17.100

Christopher Carthy: submitted to us.

1461

02:32:17.280 --> 02:32:28.470

Christopher Carthy: Evening, which is the town plan a memo in the town engineer memo print those out read them carefully and then make an appointment to see Adam in the building inspector.

1462

02:32:28.680 --> 02:32:31.290

Christopher Carthy: And go through the line item by line item.

1463

02:32:31.500 --> 02:32:42.300

Christopher Carthy: And then you'll have very good direction and then because the next time you come before us really should have this knocked out so that we can send the CBS. Yes.

1464

02:32:42.390 --> 02:32:45.540

Adam Kaufman: That's where we really want to get so that we can improve this flight plan.

1465

02:32:46.320 --> 02:32:48.090

Christopher Carthy: So Gabrielle, can you

1466

02:32:48.360 --> 02:32:54.300

Christopher Carthy: Please get your hands on the town planning in Malmo in the town engineer my low available online.

1467

02:32:54.540 --> 02:32:56.340

Christopher Carthy: Get them read them carefully.

1468

02:32:56.490 --> 02:33:02.760

Christopher Carthy: Get together with Adam and the building inspector and review them very carefully with your client. Can you do that.

1469

02:33:02.910 --> 02:33:03.120

Well,

1470

02:33:04.260 --> 02:33:11.130

Christopher Carthy: Thank you very much. I'm sorry you had to come in tonight and will say goodnight. And please proceed on that note,

1471

02:33:12.990 --> 02:33:14.160

Gabrielle Salman: All right. Thank you very much, you're

1472

02:33:14.160 --> 02:33:14.970
Christopher Carthy: Welcome. Good night.

1473
02:33:15.270 --> 02:33:15.810
Adam Kaufman: Sounds good.

1474
02:33:17.220 --> 02:33:19.620
Christopher Carthy: I. The next item before I see me. I

1475
02:33:24.000 --> 02:33:24.720
sunshine717's iPhone: cannot believe

1476
02:33:24.930 --> 02:33:25.440
sunshine717's iPhone: This thing.

1477
02:33:26.520 --> 02:33:27.960
Christopher Carthy: I'm gonna ask you to hang up now.

1478
02:33:33.270 --> 02:33:34.740
Christopher Carthy: Thank you. Thank you.

1479
02:33:35.640 --> 02:33:36.180
Gabrielle Salman: Thank you.

1480
02:33:40.410 --> 02:33:49.440
Christopher Carthy: OK, the next time. And before us is a draft extension of time resolution for one leverage on the court.

1481
02:33:52.470 --> 02:33:52.890
Christopher Carthy: Is

1482
02:33:55.980 --> 02:33:57.480
Christopher Carthy: Adam, you want to just comment on that.

1483
02:33:57.720 --> 02:34:00.690
Adam Kaufman: I have no issues with the granting us extension.

1484
02:34:00.720 --> 02:34:09.390
Christopher Carthy: Okay, fine. So I'll make a motion to grant the draft extension of time to approve the draft essentially time resolution.

1485

02:34:10.560 --> 02:34:11.070
Steven's iPad: A second

1486
02:34:11.640 --> 02:34:12.480
Christopher Carthy: All in favor.

1487
02:34:12.720 --> 02:34:13.050
Aye.

1488
02:34:14.670 --> 02:34:19.650
Christopher Carthy: Done. And then we have to talk about BT. BT properties.

1489
02:34:19.890 --> 02:34:24.210
Adam Kaufman: Yes, this we talked about several months ago about

1490
02:34:25.740 --> 02:34:32.430
Adam Kaufman: We couldn't get access or the town engineer couldn't get access to verify that the planting materials that were bonded

1491
02:34:33.000 --> 02:34:47.730
Adam Kaufman: On this property. We're done. We have a suggestion from the landscape architect saying that it was done, but the talent engineer can go out and verify it point the planning board asked to decide whether or not that is sufficient information.

1492
02:34:48.810 --> 02:34:49.470
Adam Kaufman: Architect

1493
02:34:50.010 --> 02:34:59.550
Adam Kaufman: And to whether or not to release the bond. If you do consider releasing the bond Roland and Joe might have some outstanding.

1494
02:34:59.550 --> 02:35:00.090
Adam Kaufman: Bills.

1495
02:35:00.150 --> 02:35:06.390
Adam Kaufman: That need to be paid from that. And I think that's how we we can address it right rolling

1496
02:35:06.510 --> 02:35:09.510
Christopher Carthy: Rolling said he didn't have any in today's email, right.

1497

02:35:09.750 --> 02:35:10.050

Adam Kaufman: So then

1498

02:35:10.080 --> 02:35:10.980

Roland Baroni: Maybe I have

1499

02:35:11.400 --> 02:35:13.020

Roland Baroni: I just Joe Yeah.

1500

02:35:13.110 --> 02:35:13.410

Adam Kaufman: Okay.

1501

02:35:14.190 --> 02:35:17.790

Adam Kaufman: But that's how we would handle it. If the boards amenable to releasing

1502

02:35:20.610 --> 02:35:21.780

Christopher Carthy: The planning board members.

1503

02:35:21.840 --> 02:35:22.230

Adam Kaufman: Ending

1504

02:35:22.290 --> 02:35:32.070

Christopher Carthy: We're in the predicament, which is we have to take this landscape architects word on it that everything is done and that were satisfied because it's very difficult for us to verify this because we can't count on site.

1505

02:35:32.370 --> 02:35:33.210

Adam Kaufman: That's exactly true.

1506

02:35:35.340 --> 02:35:39.450

Roland Baroni: Adam hadn't they submitted some aerial photographs or something. Yes.

1507

02:35:39.480 --> 02:35:42.270

Adam Kaufman: That was part of the landscape architects of mission. Yes.

1508

02:35:42.360 --> 02:35:42.810

Okay.

1509

02:35:45.090 --> 02:35:54.420

Christopher Carthy: So I'm okay. I personally just say that I'd like to put this to rest like to get this off, you know, off the town's chest and

1510

02:35:56.820 --> 02:35:57.300

Christopher Carthy: Let

1511

02:35:57.420 --> 02:36:02.010

Christopher Carthy: Joe get paid. And then release the balance to the applicant.

1512

02:36:02.250 --> 02:36:03.540

Adam Kaufman: Follow the recommendation.

1513

02:36:03.540 --> 02:36:04.470

Christopher Carthy: To the town board.

1514

02:36:05.910 --> 02:36:10.200

Christopher Carthy: They recommend to the town board that they released the bounce to the applicant what

1515

02:36:12.990 --> 02:36:19.710

Jim Jensen: It is after after resolving any outstanding invoices to town consultants. Right.

1516

02:36:20.400 --> 02:36:20.670

Yeah.

1517

02:36:22.380 --> 02:36:23.550

Christopher Carthy: So Jim, is that a second

1518

02:36:23.940 --> 02:36:24.450

Jim Jensen: Yes.

1519

02:36:24.690 --> 02:36:27.660

Christopher Carthy: I can, Jim. Second. All in favor. Aye.

1520

02:36:27.840 --> 02:36:31.230

Christopher Carthy: Aye. Excellent. Thank you. So

1521

02:36:32.760 --> 02:36:34.260

Christopher Carthy: That's our meeting for this evening.

1522

02:36:35.670 --> 02:36:55.650

Larry Ruisi: So Chris, just before we we break. You know, I'm just troubled by this sunshine Buddha thing these people keep coming back and coming back. And every time they come back, they don't. It's like I'm just gonna, you know, it's like nothing happens or or 2% or 5% happened.

1523

02:36:55.860 --> 02:36:57.510

Christopher Carthy: Let me help you out. Adam

1524

02:36:58.980 --> 02:36:59.280

Adam Kaufman: Yeah.

1525

02:36:59.460 --> 02:37:09.210

Christopher Carthy: Let's have a conversation, which is before we put them back on the agenda again. Can we have a conversation in terms of making sure that some real progress on the application.

1526

02:37:09.480 --> 02:37:13.050

Christopher Carthy: Before Monday agenda again. Sure. All right.

1527

02:37:18.510 --> 02:37:20.130

Christopher Carthy: Alright folks anything else.

1528

02:37:22.860 --> 02:37:30.450

Christopher Carthy: Alright so I'm saying I'll make a motion to bow. Thanks for everything. I make a motion to be funny.

1529

02:37:33.240 --> 02:37:34.020

Steven's iPad: single second.

1530

02:37:34.740 --> 02:37:35.340

Roland Baroni: Night all

1531

02:37:38.250 --> 02:37:39.060

Christopher Carthy: Night all

1532

02:37:42.450 --> 02:37:42.750

Valerie B Desimone: Night.