

WEBVTT

1

00:00:41.250 --> 00:00:41.640

Christopher Carthy: Thank you.

2

00:00:42.810 --> 00:00:43.620

Christopher Carthy: For on Adam

3

00:00:43.980 --> 00:00:50.910

Christopher Carthy: Yes. Okay, thank you. Okay. Good evening ladies and gentlemen. Welcome to the planning board meeting up September 14

4

00:00:51.510 --> 00:01:07.290

Christopher Carthy: We have this evening planning board members Steve sorrow Jim Jensen Michael Pollan Larry Wheezy, and Chris carthy and town planner Adam coffin planning board secretary Valerie home town attorney.

5

00:01:09.450 --> 00:01:10.050

A dog.

6

00:01:13.710 --> 00:01:19.740

Christopher Carthy: Goes to Valley from Kellogg sessions and from the conservation board john Cooper john thanks for being with us tonight.

7

00:01:20.160 --> 00:01:20.910

John Krupa: Thank you, Chris.

8

00:01:21.960 --> 00:01:31.680

Christopher Carthy: So the first side and before. So the minutes for August 3 2020 I read them. Does anyone have any comments on on the minutes from August 3 2020

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00:01:33.330 --> 00:01:36.540

Christopher Carthy: No, no good. I'll make a motion to approve the minutes for August

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00:01:36.540 --> 00:01:40.770

Christopher Carthy: 3 20 22nd. Thank you. All in favor.

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00:01:41.160 --> 00:01:41.730

Steven's iPad: Aye. Aye.

12

00:01:41.940 --> 00:01:42.300

Aye.

13

00:01:43.590 --> 00:01:48.570

Christopher Carthy: The I'll make a motion to reopen the public hearing for 150 Bedford road.

14

00:01:49.500 --> 00:01:50.160

Steven's iPad: I'll second that.

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00:01:50.730 --> 00:01:51.570

All in favor.

16

00:01:53.940 --> 00:02:00.240

Christopher Carthy: So the applicant the applicant before us is 150 veteran road for public hearing and the hearing is open.

17

00:02:11.850 --> 00:02:14.040

Adam Kaufman: Everyone on your side john

18

00:02:17.160 --> 00:02:21.240

John Fry: All right, toggling back and forth between me I think everyone's here.

19

00:02:21.450 --> 00:02:22.080

Adam Kaufman: Okay, good.

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00:02:26.160 --> 00:02:28.110

John Fry: Paul, you want to take it away.

21

00:02:29.610 --> 00:02:29.940

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

22

00:02:30.240 --> 00:02:32.220

Paul R. Sysak, RLA (JMC): Good. Good evening. Sorry.

23

00:02:32.910 --> 00:02:34.080

Paul R. Sysak, RLA (JMC): I'm watching the video.

24

00:02:35.670 --> 00:02:36.240

Paul R. Sysak, RLA (JMC): And

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00:02:37.710 --> 00:02:38.010

Paul R. Sysak, RLA (JMC): See

26

00:02:39.270 --> 00:02:40.590

Where's my screen.

27

00:02:47.070 --> 00:02:47.610

Let's see.

28

00:02:49.200 --> 00:02:50.670

Paul R. Sysak, RLA (JMC): You guys see my screen here.

29

00:02:50.910 --> 00:02:52.140

Adam Kaufman: Yep. Okay.

30

00:02:52.200 --> 00:02:52.440

Good.

31

00:02:55.800 --> 00:02:59.610

Paul R. Sysak, RLA (JMC): Good evening. Chairman and members of the board full size sack from GMC

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00:03:01.980 --> 00:03:14.640

Paul R. Sysak, RLA (JMC): Representing r&r 150 bed for real LLC joined here tonight by the applicant Vinnie render, as well as the project architects john fry and Jacqueline Tyler from nexus creative design.

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00:03:15.360 --> 00:03:24.990

Paul R. Sysak, RLA (JMC): The last time we were before your board was July 13 for the Bedford road application, which is the renovation of an existing property.

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00:03:26.220 --> 00:03:36.870

Paul R. Sysak, RLA (JMC): Improvements to an existing main building for office and residential uses and subsequent site improvements to the parking lot.

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00:03:38.130 --> 00:03:43.320

Paul R. Sysak, RLA (JMC): The last time we before your board. We were been good. We were given direction to make a decision on the

36

00:03:45.000 --> 00:03:57.360

Paul R. Sysak, RLA (JMC): Proposed use on the second floor of the building the applicant has made a decision and has decided to go with a residential use on the second floor for rental space.

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00:03:58.440 --> 00:04:06.300

Paul R. Sysak, RLA (JMC): And associated storage or the office use which has been you included in the required parking count.

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00:04:07.380 --> 00:04:31.080

Paul R. Sysak, RLA (JMC): So the new course of action for the project requires 11 off street parking spaces and we were before your board tonight for a referral to the Z BA or a, an area Vance's variants for three parking spaces because the new the as you can see what the site plan the application.

39

00:04:32.430 --> 00:04:42.390

Paul R. Sysak, RLA (JMC): Proposes eight parking spaces on site on if you recall the last application had a few parking spaces that we're going to be land bank one on the front.

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00:04:42.900 --> 00:04:52.200

Paul R. Sysak, RLA (JMC): And one in the back and then results with the striping of several I believe three compact parking spaces so

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00:04:53.010 --> 00:05:06.090

Paul R. Sysak, RLA (JMC): As a result of that we are now in a position to request a three off street parking spaces. I just wanted to mention that in accordance with our discussion last meeting. We also show a

42

00:05:06.600 --> 00:05:12.180

Paul R. Sysak, RLA (JMC): Five foot sidewalk along the frontage of the property here which will be constructed in the right of way. I

43

00:05:16.170 --> 00:05:19.380

Paul R. Sysak, RLA (JMC): Think that pretty much sums it up. If there's yeah

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00:05:19.440 --> 00:05:28.920

Adam Kaufman: I think that's a good good summary what we're dealing with for the for the public who hasn't the following this as an existing building was supposed to be some improvements and additions.

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00:05:29.940 --> 00:05:40.590

Adam Kaufman: And the major issues that the boards been planning boards been wrestling with is getting access to the site getting enough parking and just upgrading the site to modern standards.

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00:05:42.270 --> 00:05:48.510

Adam Kaufman: As Paul mentioned, there are a few variances that are required. I think it's the Austrian parking gets the aisle.

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00:05:49.170 --> 00:06:02.370

Adam Kaufman: With the supposed to be 20 feet to get to that but parking area and then we've been dealing in previous meetings about how to quantify the spaces within the building what what gets counted towards close Florida area and then parking

48

00:06:02.610 --> 00:06:09.960

Adam Kaufman: And not enough to work through most of those issues. If you see in the memo I prepared. We've got the chart now between

49

00:06:10.380 --> 00:06:23.790

Adam Kaufman: residential users on the site and non residential uses, you have to have a demonstrate that at least less than 50% of the site was dedicated to residential uses as that's an accessories and the district, we have

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00:06:24.240 --> 00:06:32.040

Adam Kaufman: We have I think we have that information. Now, demonstrating search. I've got some comments in my memo.

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00:06:33.780 --> 00:06:42.180

Adam Kaufman: About how we quantify things, and what zoning board of appeals variances require site planning wise.

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00:06:43.020 --> 00:06:53.310

Adam Kaufman: Comment about the dumpster and whether or not that can go back under the stairs and free up some additional room in the back. I don't know if the applicant wants to board one comment on that.

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00:06:55.650 --> 00:06:57.690

Adam Kaufman: Other than that, I think,

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00:06:58.950 --> 00:07:11.130

Adam Kaufman: My comments and my memo pretty straightforward. So the board wants to jump in and need to discussion now. I think that'd be beneficial. You also. I also want to make one note that we've got

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00:07:11.940 --> 00:07:19.290

Adam Kaufman: One person signed up for public comment tonight so Christopher when you're ready for that, let me know and then we'll start that discussion.

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00:07:21.180 --> 00:07:26.190

Christopher Carthy: Board Members, I have some comments and questions. But again, I'll have the front of the board.

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00:07:27.360 --> 00:07:31.110

Christopher Carthy: Does anyone want to jump in and asked on asking some questions or comments, please.

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00:07:34.230 --> 00:07:36.900

Steven's iPad: Personally, Chris, I wouldn't mind hearing from the public first

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00:07:38.040 --> 00:07:39.750

Christopher Carthy: From the public, you want to hear from the public press

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00:07:39.960 --> 00:07:42.870

Steven's iPad: If that's just my opinion in it or you can jump in anytime

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00:07:43.170 --> 00:07:44.490

Christopher Carthy: That's fine. Okay.

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00:07:44.610 --> 00:07:45.240

So then

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00:07:47.640 --> 00:07:48.660

Christopher Carthy: Let's

64

00:07:49.860 --> 00:07:51.390

Christopher Carthy: Who's the caller. Who wants to come in.

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00:07:51.990 --> 00:07:52.800

Adam Kaufman: I call for

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00:07:53.640 --> 00:07:57.660

Christopher Carthy: All right, can you can you bring Michael in now. Sure, yeah.

67

00:08:14.010 --> 00:08:18.030

Adam Kaufman: Michael, I don't see a microphone. So I'm not sure if we can hear you.

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00:08:21.390 --> 00:08:21.930

Adam Kaufman: Oh, there we go.

69

00:08:24.630 --> 00:08:25.110

michael@farericompanies.com: Adam

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00:08:27.990 --> 00:08:28.830

Adam Kaufman: Right, Michael, you're

71

00:08:28.860 --> 00:08:34.260

Adam Kaufman: You're on. If you want to make any comments to the board. You can do that now.

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00:08:39.600 --> 00:08:42.990

michael@farericompanies.com: All right. Yes, I do. Thank you very much for the opportunity.

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00:08:44.730 --> 00:08:47.370

michael@farericompanies.com: I've been a notice neighbor on this property.

74

00:08:50.970 --> 00:09:00.810

michael@farericompanies.com: I own the property. The lumberyard to the west of this property and I own the property to the north of this property and I own a property.

75

00:09:01.410 --> 00:09:13.770

michael@farericompanies.com: To the north east at this property to contiguous and we're not contiguous known as five McDonnell I have three concerns with this application that I'd like to bring to your attention.

76

00:09:15.210 --> 00:09:16.710

michael@farericompanies.com: The first one is parking

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00:09:18.630 --> 00:09:31.020

michael@farericompanies.com: And most recently, parking has become to me the most important issue with development with land development, particularly in this area right now, as you know,

78

00:09:31.560 --> 00:09:41.610

michael@farericompanies.com: We probably had the school in the back that all parents now or transporting their children, picking up their children and

79

00:09:42.570 --> 00:10:04.320

michael@farericompanies.com: Since the covert 19 the intersection of maple Avenue and Bedford road has become even a bigger problem or McDonald Avenue and maple Avenue. So my concern is of three things. First one being parking. The second being driveway with and the third one being landscaping.

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00:10:05.760 --> 00:10:07.770

michael@farericompanies.com: So I'll start with parking first

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00:10:10.770 --> 00:10:22.110

michael@farericompanies.com: My concern is, is that the application has suggested that the requirement for parking with this redevelopment site is 11 cars.

82

00:10:23.640 --> 00:10:28.410

michael@farericompanies.com: I'm not sure that that is correct. And I'd like to bring your attention.

83

00:10:29.820 --> 00:10:33.840

michael@farericompanies.com: And to a plan that is in your package.

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00:10:35.700 --> 00:10:38.040

michael@farericompanies.com: That was developed in 1988

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00:10:39.720 --> 00:10:45.900

michael@farericompanies.com: By George, early architect and I think you if you could put that plan up on the screen.

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00:10:47.010 --> 00:10:48.960

michael@farericompanies.com: I'd like to point out a few things to you.

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00:11:05.400 --> 00:11:10.680

michael@farericompanies.com: Thank you very much. You look at the site plan on the bottom right off site plan.

88

00:11:12.060 --> 00:11:17.220

michael@farericompanies.com: You'll see the existing building which indicates it's 2200 square feet.

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00:11:18.300 --> 00:11:27.060

michael@farericompanies.com: And you had 11 parking spaces on site when this building was built in the comp plan is memo. You could read

90

00:11:28.140 --> 00:11:35.670

michael@farericompanies.com: His plan when the back building in the back, which is a residential property to have a white before planning works for approval.

91

00:11:36.810 --> 00:11:41.070

michael@farericompanies.com: And went before the building department and got it building from that was the

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00:11:42.540 --> 00:11:46.260

michael@farericompanies.com: Farming back. But what's interesting about this.

93

00:11:47.310 --> 00:11:56.520

michael@farericompanies.com: Is that God's plan in 1988 without your farming 2200 square feet of building that existing building

94

00:11:57.840 --> 00:11:59.370

michael@farericompanies.com: This this plan.

95

00:12:04.050 --> 00:12:08.850

michael@farericompanies.com: A4 if you wouldn't mind putting that plan on the screen.

96

00:12:22.140 --> 00:12:24.420

michael@farericompanies.com: So take a look at this plan.

97

00:12:26.250 --> 00:12:36.270

michael@farericompanies.com: ID addition, has been done, the second floor edition is on if you see the floor plan for the second floor where you had the attic space.

98

00:12:37.440 --> 00:12:41.760

michael@farericompanies.com: And the bathroom floor and it affected you

99

00:12:43.680 --> 00:12:51.060

michael@farericompanies.com: Bleed is the discussion which is approximately 2525 or 625 square feet.

100

00:12:52.920 --> 00:12:55.530

michael@farericompanies.com: That is being filled this application.

101

00:12:57.810 --> 00:12:59.670

michael@farericompanies.com: Take a look at change plan.

102

00:13:03.600 --> 00:13:05.280

michael@farericompanies.com: Which doesn't show on your

103

00:13:06.630 --> 00:13:08.820

michael@farericompanies.com: If you can put on see a four.

104

00:13:10.500 --> 00:13:11.670

michael@farericompanies.com: Or this is a work.

105

00:13:14.100 --> 00:13:30.690

michael@farericompanies.com: May not be a full recovery plan that indicates defacement it's similar to play that you see as existing records. But that's not what I'm talking about. Underneath underneath existing building that's not being added to your basement.

106

00:13:31.770 --> 00:13:42.990

michael@farericompanies.com: Building. It takes right now that that planet you just had was fine. It showed the profile, please. It shows the data side profile go back one. Yes, go up growing

107

00:13:44.520 --> 00:13:45.420

michael@farericompanies.com: Showing the base.

108

00:13:46.680 --> 00:13:49.320

michael@farericompanies.com: side profile. Okay, now

109

00:13:50.340 --> 00:14:10.470

michael@farericompanies.com: On the planet in the upper left the scene and mechanical room. I can find this building, which is another question that you could possibly make the reason the first one elevation by kooky and raise your second floor elevation bite to eat. I don't know how you can accomplish that.

110

00:14:11.490 --> 00:14:17.160

michael@farericompanies.com: Beijing. The for elevation, both for elevation by either jacking up the building.

111

00:14:18.180 --> 00:14:32.910

michael@farericompanies.com: Or removing the building and adding the foundation by to see, and then rebuilding the entire building. It's just a question I have, however, the mechanical room is our bond. What I could get the ceiling height of baby.

112

00:14:34.230 --> 00:14:44.280

michael@farericompanies.com: I don't know what it is about eight feet. So if that be the case, Eddie. Eddie probably another 20 by 25 feet in

113

00:14:44.460 --> 00:14:47.940

michael@farericompanies.com: One area which is an additional 500 square

114

00:14:49.590 --> 00:14:58.740

michael@farericompanies.com: So to me, if you have an existing building shown on a plan in 1988 it shows the building there 2400 square feet.

115

00:14:59.310 --> 00:15:20.790

michael@farericompanies.com: And you adding 500 square 625 feet addition on the second floor to the rear and jacking up the building two feet or increase the mechanical room by two feet in height that should be additional 500 square feet. And then the other question I'm concerned about that. I think the address.

116

00:15:22.770 --> 00:15:28.320

michael@farericompanies.com: Including to the town code, like what is to your attention once before.

117

00:15:30.150 --> 00:15:47.550

michael@farericompanies.com: And the only reason why I'm bringing this up is because the same situation happened to me when I was doing to build a little question become well known as 20 back row. If you look at section down code section 360 I'll be just a certain portion of

118

00:15:48.720 --> 00:15:53.190

michael@farericompanies.com: An issue in in in a method of being able to determine decides at the

119

00:15:55.320 --> 00:15:55.740

michael@farericompanies.com: End

120

00:15:57.660 --> 00:16:15.090

michael@farericompanies.com: I'm going to read it verbatim to you just destruction. That's, that's a common was separating a two story or a quote or or one having a roof or niche and exclusion of the basement mechanical engineering and non residential buildings.

121

00:16:16.290 --> 00:16:16.650

And

122

00:16:19.290 --> 00:16:23.220

michael@farericompanies.com: From the floor area growth. In other words, when a code review today.

123

00:16:24.300 --> 00:16:25.500

michael@farericompanies.com: What is definitely sp.

124

00:16:26.580 --> 00:16:29.130

michael@farericompanies.com: In a commercial building you have that

125

00:16:31.500 --> 00:16:43.920

michael@farericompanies.com: Anymore also shed, which is most important thing is that if you have a deck where staircases, it has a roof on it, it can be enclosed and used to be calculated.

126

00:16:44.310 --> 00:16:59.580

michael@farericompanies.com: In the floor area ratio, which leads to a requirement for additional Park. Now I understand the building department ready determination that deck and the roof. The staircase to be included.

127

00:17:02.010 --> 00:17:14.910

michael@farericompanies.com: In the foyer area calculation, what he did and the parking. That's absolutely contrary to what the sound is done in the past 20 bested road, I had a handicap work and deck.

128

00:17:16.230 --> 00:17:21.720

michael@farericompanies.com: Which when I was done, I had to be very resto so it's contrary to

129

00:17:23.010 --> 00:17:38.220

michael@farericompanies.com: What is done in the past. And again, I know, I know we have a new buildings factor. And you may not be familiar with that and I don't believe it to be a clothing department code. It's a legal issues that be born by the town attorney.

130

00:17:39.240 --> 00:17:42.840

michael@farericompanies.com: Because it's an interpretation of the income code.

131

00:17:44.910 --> 00:17:45.390

michael@farericompanies.com: Unquote.

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00:17:46.710 --> 00:17:52.680

michael@farericompanies.com: Determination of what the war president would say if all those three things were

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00:17:54.780 --> 00:17:55.410

michael@farericompanies.com: Correct.

134

00:17:56.910 --> 00:17:57.240

michael@farericompanies.com: And

135

00:17:59.670 --> 00:18:06.690

michael@farericompanies.com: Increase the building that is going to be built where renovate is going to be about 3700 square feet.

136

00:18:07.710 --> 00:18:23.880

michael@farericompanies.com: With friends watch the archive can propose for his parking exactly the case and you also were parking spaces for the apartment in the balance would probably requiring about 17 floppy space, not what

137

00:18:25.140 --> 00:18:36.840

michael@farericompanies.com: That's my major insurance because I feel that if the parking is kind of on site that's really happy and Clark I'm Fed should road which will

138

00:18:37.290 --> 00:18:55.770

michael@farericompanies.com: Have a negative impact all of the neighbors surrounding that piece. In fact, that's my talking with the climate. So I think that as far as determining what the required Paki is required for this needs to be addressed because I don't believe 11 is the proper amount

139

00:18:56.880 --> 00:18:59.910

michael@farericompanies.com: That's my first issue. The second issue I have

140

00:19:01.290 --> 00:19:02.670

michael@farericompanies.com: His own driveway with

141

00:19:04.290 --> 00:19:08.040

michael@farericompanies.com: The best both in Adams comment and account engineer.

142

00:19:09.930 --> 00:19:11.010

michael@farericompanies.com: And if you take a look

143

00:19:12.480 --> 00:19:12.960

michael@farericompanies.com: She

144

00:19:14.400 --> 00:19:15.870

michael@farericompanies.com: Maybe you can put this up to me.

145

00:19:29.520 --> 00:19:39.810

michael@farericompanies.com: Thank you. So if you can see on the 100 the driveway with as it leaves yes you approximately 12 feet in with

146

00:19:41.010 --> 00:19:48.600

michael@farericompanies.com: However, the difference between the front corner of the existing building and the property line is approximately 17

147

00:19:49.710 --> 00:19:52.170

michael@farericompanies.com: And if you go into the rear of the existing building

148

00:19:53.430 --> 00:19:57.690

michael@farericompanies.com: Or not quarter to the property line is approximately 20 feet.

149

00:19:59.070 --> 00:20:20.520

michael@farericompanies.com: Now, yeah, Doc. If you look at that. Yes, Mark there in between that building and the driveways approximately four feet, which is the actual I staircase, going to the second floor if that staircase wasn't there relocate to the west side of the building, rather than

150

00:20:21.720 --> 00:20:31.710

michael@farericompanies.com: Being put on the east side of the building the driveway. With the increased 17 feet closer to the 20 feet requirement. Now the answer to the

151

00:20:32.310 --> 00:20:43.050

michael@farericompanies.com: Question would be asked is why is it only 1212 feet. Now the answer to that question was this needs to be a single family home front building was a single family home.

152

00:20:43.590 --> 00:20:55.050

michael@farericompanies.com: And a guy converted into a that many hospital and the building in a rear to your existing apartment in the back was a two car garage, which got converted

153

00:20:55.470 --> 00:21:07.410

michael@farericompanies.com: Into an apartment without getting clean water pool only with a building permit. So my concern is, is that the width of the driveway should be increased the 17 feet.

154

00:21:08.040 --> 00:21:18.180

michael@farericompanies.com: At its worst position and increased approximately the 20 feet was the real of the property or the rear of the existing building. And the reason for that is very simple.

155

00:21:19.380 --> 00:21:26.880

michael@farericompanies.com: At 20 beds and road when I had that problem. I also had a 12 foot with my existing driveway and

156

00:21:27.420 --> 00:21:36.960

michael@farericompanies.com: Dr. Michelle was emphatic that that's probably wish I had to be increased the 20 feet and maybe put grass Crete on each side is 12 foot driveway.

157

00:21:37.410 --> 00:21:47.310

michael@farericompanies.com: It makes me get up to 20 feet and it made good sense. And I know why he made me doing and was writing. Let me do that because as a car pulls out of

158

00:21:47.700 --> 00:21:59.460

michael@farericompanies.com: The back driveway and a new point in a car pulled into the driveway. You can have to close in 12 feet. You can do it in 17 feet. And that's why the code is 20

159

00:22:00.540 --> 00:22:12.450

michael@farericompanies.com: So I think that the correction or something that could be made better is that drive when we're tripping increased from property line to building in this case relocated to the side of the building.

160

00:22:12.930 --> 00:22:27.330

michael@farericompanies.com: I don't think that not to happen was made to increase the width of the driveway. And I think it creates a had a hazard and also is different than what has been done by this town in the past.

161

00:22:28.590 --> 00:22:32.220

michael@farericompanies.com: Are the current issue that I had asked to do with landscape.

162

00:22:34.740 --> 00:22:35.550

michael@farericompanies.com: And if you take

163

00:22:38.430 --> 00:22:38.970

michael@farericompanies.com: From

164

00:22:40.110 --> 00:22:41.220

michael@farericompanies.com: Day one

165

00:22:43.230 --> 00:22:45.270

michael@farericompanies.com: You wouldn't mind putting up da one

166

00:23:14.550 --> 00:23:25.980

michael@farericompanies.com: So look at the upper upper side plan of which shows existing drainage area map it will see that there. That's an existing plan existing drainage area map.

167

00:23:26.670 --> 00:23:39.780

michael@farericompanies.com: There were two parking spaces shown on that plan. But what's interesting about this plan that too is going to become three. Now if we take a look at the green area between the property line on

168

00:23:40.890 --> 00:23:50.400

michael@farericompanies.com: That on that third row and the first parking space is approximately five feet or six feet of planting the area which is presently plant.

169

00:23:52.260 --> 00:23:55.740

michael@farericompanies.com: I just remember that and go back to your plan C 100

170

00:23:59.760 --> 00:24:00.210

michael@farericompanies.com: Please.

171

00:24:09.810 --> 00:24:17.760

michael@farericompanies.com: If you take a look at this plan, you can see the difference of that non existent clapping area between your property line in the first

172

00:24:18.270 --> 00:24:27.360

michael@farericompanies.com: Place. You can see in the front there. Those two parking spaces became free and not that you shouldn't that approximately five feet wide.

173

00:24:27.750 --> 00:24:39.060

michael@farericompanies.com: Is the new sidewalk, which is being required to be built by this out, but between that that that sidewalk and the first block that space does absolutely no planting area.

174

00:24:39.510 --> 00:24:49.980

michael@farericompanies.com: So you'd be putting your car in front bumper right up against sidewalk. I think that's a, that's a hazard and a potential. I've never seen the sidewalk. Germany has to

175

00:24:50.400 --> 00:25:01.650

michael@farericompanies.com: Be between the edge of the sidewalk and the edge of the curve for you first pockets. So I think that's something that you should address. I don't think it's I think it's a safety issue and

176

00:25:03.150 --> 00:25:09.750

michael@farericompanies.com: I'm concerned by. So those are my areas of concern. And as I said before,

177

00:25:14.040 --> 00:25:14.400

michael@farericompanies.com: And

178

00:25:15.840 --> 00:25:25.740

michael@farericompanies.com: 529 20 I'm reading from it. You can't see me what was when I got my first notice to appear for that there was going to be an application.

179

00:25:26.280 --> 00:25:37.680

michael@farericompanies.com: The zoning board of appeals and I read that notice in that notice is for contrary to what is required on that. No, this was

180

00:25:38.460 --> 00:25:54.450

michael@farericompanies.com: For the establishment or three contract basis. So I think that before this week with the planning board decided plan has merit. I think it has to establish one finding a parking spaces that are required.

181

00:25:55.650 --> 00:26:01.770

michael@farericompanies.com: What the amount of the various will be, whether it be for three cars five cars like 10 cars.

182

00:26:03.240 --> 00:26:13.260

michael@farericompanies.com: It has to establish whether you with the driveway shouldn't be increased, the maximum amount so that shaky could be

183

00:26:14.190 --> 00:26:30.930

michael@farericompanies.com: Better addressed. And the other question should be is to the free parking spaces in the front of the building a reduced to making your one more deficient, so that there is a planting area between the sidewalk and the first clock and

184

00:26:32.190 --> 00:26:44.280

michael@farericompanies.com: Those are my concerns. I plan on attending the Zoning Board of appeals. I'm not happy with this plan. It can be better. It could be far better than what is composed

185

00:26:44.850 --> 00:27:01.500

michael@farericompanies.com: And I also wonder and he asked the question, how do you raise the first for this building by two feet and your second floor by two feet without removing the building. I don't know how it's possible or jacking up the building. I don't think this

186

00:27:02.670 --> 00:27:04.980

michael@farericompanies.com: Is supposed to be able to

187

00:27:06.420 --> 00:27:16.110

michael@farericompanies.com: Be able to do that. And if that were the case, then all the existing violations or variances that don't comply to the existing zoning code.

188

00:27:16.680 --> 00:27:23.250

michael@farericompanies.com: Would become another problem which I also had a 20 bed food road when I built the garage in the back.

189

00:27:23.640 --> 00:27:33.930

michael@farericompanies.com: And that was also non conforming, but all the walls. Right. And I had to take all the walls down and I then had to go back and start from scratch to make everything conforming and and

190

00:27:34.470 --> 00:27:54.780

michael@farericompanies.com: pre existing nonconformity became a musician. So I think the town and Adam, you were there at the time. They're always the place I don't think I'm saying anything that's contrary to what happened. So my concern is the safety and the blocking our Beck, the road, of which there isn't any.

191

00:27:56.070 --> 00:28:08.040

michael@farericompanies.com: And it's a it's a strategic location because of the traffic that presently exist and youth was just before call that the only became exacerbated

192

00:28:08.460 --> 00:28:22.890

michael@farericompanies.com: By parents, bringing kids to school and picking them up. So first of my concerns. I don't believe this plan is the best plan. It could be. And I think there's also a provision only quarter the fields that

193

00:28:24.060 --> 00:28:38.820

michael@farericompanies.com: The opportunity should be able to investigate other areas where he can perhaps provide the quiet plucking rather than Suka very and one other point that I'd like to bring to your attention.

194

00:28:42.300 --> 00:28:42.780

michael@farericompanies.com: Is that

195

00:28:45.450 --> 00:28:51.900

michael@farericompanies.com: The part about the action is dedicated having the ability of being low

196

00:28:54.030 --> 00:29:10.710

michael@farericompanies.com: Cardinality your as been used in this town is nice but follow as far as I know. So if you're going to change that rule. It's not it zoning board of appeals issue, it changes the law and changing of the code.

197

00:29:11.820 --> 00:29:16.020

michael@farericompanies.com: I'm not sure that the Zoning Board of appeals fan.

198

00:29:18.330 --> 00:29:34.830

michael@farericompanies.com: Can we be worried the building department relieved that that law. Both of my concerns. I'm worried about it. I am freaking to continuous with three properties of what's on notice. And I feel this would be detrimental legit presently just

199

00:29:37.140 --> 00:29:37.530

michael@farericompanies.com: Listening.

200

00:29:38.340 --> 00:29:39.450

Christopher Carthy: Michael, thank you very much.

201

00:29:42.000 --> 00:29:47.760

Jaclyn Tyler: Mr Karthik. This is Jacqueline Tyler, one of the architects can I respond to comments.

202

00:29:48.090 --> 00:29:48.870

Christopher Carthy: Yes. Okay.

203

00:29:49.380 --> 00:29:58.050

Jaclyn Tyler: Um, I would like to start out by just asking that we refrain from referring to architect, as he going forward that would just be my first request.

204

00:30:00.360 --> 00:30:01.140

michael@farericompanies.com: I didn't hear you.

205

00:30:02.280 --> 00:30:07.020

Jaclyn Tyler: I'm just requesting that we refrain from referring to the architect, as he moving forward.

206

00:30:07.470 --> 00:30:08.580

michael@farericompanies.com: Oh, I'm sorry. Sure.

207

00:30:10.740 --> 00:30:22.680

Jaclyn Tyler: So I just wanted. So I'll just go through your through your list. And I think some of these we've addressed because I do know that we've been working as hard as we can with you to be able to address all of your concerns.

208

00:30:23.640 --> 00:30:30.660

Jaclyn Tyler: The basement. I know that you brought up the basement. So the reason that the basement has not been counted on is according to the code to

209

00:30:31.410 --> 00:30:40.560

Jaclyn Tyler: Both the mechanic that is not included because of mechanical as well as the 7.5 foot height that you referenced. We will be below that 7.5 feet.

210

00:30:41.160 --> 00:30:47.070

Jaclyn Tyler: I know that you brought up the 1988 survey which we have actually assess that quite

211

00:30:47.820 --> 00:30:58.320

Jaclyn Tyler: In depth on our side because we were finding just as you mentioned, we were finding discrepancies between the 1988 drawing that was filed and the survey that had been done recently.

212

00:30:58.830 --> 00:31:04.170

Jaclyn Tyler: As we all know, back in 1988 they didn't have the exact measurement tools that we have today.

213

00:31:04.500 --> 00:31:17.850

Jaclyn Tyler: So we are able to measure this. With more precise measures and we were able to before. And we've done the best of our ability to be able to include completely accurate information on our part. We've taken the worst case scenarios.

214

00:31:18.270 --> 00:31:28.800

Jaclyn Tyler: As we have. So for instance, the, the 1980 drawing that was referenced earlier did stay a lower square footage for the rear residence.

215

00:31:29.520 --> 00:31:33.510

Jaclyn Tyler: The survey that has been completed. In more recent times.

216

00:31:34.140 --> 00:31:44.100

Jaclyn Tyler: Does include our a greater footprint. So we've increased the square footage of that back residence. The same way that we've taken the most recent measurements on the existing building

217

00:31:44.610 --> 00:31:52.590

Jaclyn Tyler: The 2200 square feet. We couldn't figure out exactly where that came into play. Either we did take some, as I said, very precise measurements.

218

00:31:52.920 --> 00:32:01.740

Jaclyn Tyler: Which are provided on a four on that area account. The overall width and the overall depth. They're both included on that. And that's where the square footage numbers came from.

219

00:32:03.570 --> 00:32:17.040

Jaclyn Tyler: As far as raising the structure. I know that that's been brought up numerous times, we can assure you that this is a common construction practice and we will specify all the requirements that we need to in order to obtain the building permit.

220

00:32:18.000 --> 00:32:25.740

Jaclyn Tyler: However, the accomplishing raising of that structure and we are raising the structure. We are not demoing the structure. So,

221

00:32:26.490 --> 00:32:34.140

Jaclyn Tyler: The comments about that we will be raising it so stays within the conformance so that doesn't have an impact on the on the Planning Board Review

222

00:32:35.010 --> 00:32:42.540

Jaclyn Tyler: In regards to the deck and the staircase and the open porch concept we did have a meeting with the town with

223

00:32:43.110 --> 00:33:01.170

Jaclyn Tyler: Mr. Kaufman with building inspector and it was determined. It wasn't determined that we were not required because it was an open deck or a staircase, what was required was that it was not classified as a porch. So just to clarify that, which is why it doesn't require that specific

224

00:33:02.370 --> 00:33:12.330

Jaclyn Tyler: parking requirements in regards to the driveway with as far as increasing Mr for his comments are addressing the width from the existing building edge.

225

00:33:12.870 --> 00:33:19.050

Jaclyn Tyler: And not the existing curve. So currently, there's an existing curb along that west side.

226

00:33:19.920 --> 00:33:35.580

Jaclyn Tyler: That area we are actually increasing the width of that driveway. Just for clarification from the existing curve that will be removed and the new staircase will be put in on the north. What I'm sorry, the east side the northeast corner.

227

00:33:37.980 --> 00:33:44.220

Jaclyn Tyler: And as far as the landscaping and I just wanted to point out, or maybe offers some correction. There was a comment made that the

228

00:33:44.490 --> 00:33:51.720

Jaclyn Tyler: That it was unsafe because the front parking will be against the sidewalk, but the front bumper. I just want to clarify the front bumpers.

229

00:33:52.290 --> 00:34:04.380

Jaclyn Tyler: Will be along the west side and won't be a Jason to the to the to the sidewalk. I don't know if anybody else from the team wants to join in, or keeping up with any other comments.

230

00:34:04.440 --> 00:34:07.530

michael@farericompanies.com: And I just answer two questions are asked two questions to you.

231

00:34:08.580 --> 00:34:09.120

Okay.

232

00:34:12.840 --> 00:34:13.440

michael@farericompanies.com: Anyone

233

00:34:37.230 --> 00:34:46.440

Jaclyn Tyler: While that's being pulled up. I just wanted. I know the driveway with has come up. So we do need clarification on whether or not a variance is required for that.

234

00:34:47.430 --> 00:34:57.360

Jaclyn Tyler: Are the team's understanding when we were meeting with the town was that it was interpreted that it was not required. So we do, we do want to get that clarification tonight as well.

235

00:34:57.930 --> 00:35:08.190

michael@farericompanies.com: That you have the two questions that I point out to you is, you'd be taking a look at your parking place is it's I can't really see it too well. But I think it may be number nine.

236

00:35:09.540 --> 00:35:12.030

michael@farericompanies.com: In front of the building is that number nine.

237

00:35:15.120 --> 00:35:17.070

michael@farericompanies.com: And Number eight is that the closest one

238

00:35:17.370 --> 00:35:18.300

michael@farericompanies.com: Right. That one there.

239

00:35:18.570 --> 00:35:28.470

michael@farericompanies.com: So here was my concern there. If a car pulls in off of McDonald Arab you explain to our left and goes into pocket space. Number eight.

240

00:35:30.120 --> 00:35:39.030

michael@farericompanies.com: Now the sidewalk is right next to the edge of the nine foot chose that car back out of that space.

241

00:35:40.290 --> 00:35:49.890

michael@farericompanies.com: Okay, his front bumper is going to overhang when he backs up into the into the driveway and tries to pull out

242

00:35:50.580 --> 00:36:00.090

michael@farericompanies.com: That popper is going to have the front of the car is going to go over the sidewalk curve. So somebody was walking on there.

243

00:36:00.990 --> 00:36:09.420

michael@farericompanies.com: Potentially could create a problem, not so much when they pull in, but when they pull out to cause that direction of traffic would be going out to McDonald me

244

00:36:09.720 --> 00:36:20.310

michael@farericompanies.com: That's why generally there's a two or three foot planting area between the edge of the sidewalk and the edge of the curb the parking here. I'll also point out to you.

245

00:36:21.960 --> 00:36:32.760

michael@farericompanies.com: also point out to you. If you look at the front porch your building you do determine. And in fact, or it out at the front stoop is a deck.

246

00:36:33.570 --> 00:36:47.640

michael@farericompanies.com: So sad. So on your plan. And if you go back to section 360 of the time code it clearly shows if it's a deck and it has a roof, it counts in the floor area ratio and has a whopping requirement.

247

00:36:48.060 --> 00:36:49.470

michael@farericompanies.com: I didn't make up the rule.

248

00:36:49.590 --> 00:36:58.050

michael@farericompanies.com: I did not make up that rule it clearly shows you in a town called I'm actually 360 now i can tell you from an

249

00:36:58.500 --> 00:37:16.140

michael@farericompanies.com: Image attached position had been in the past as it was for me on a similar application that all of the enclosed. What is the debts out account that they are and you can go back to a job that I did for money Bedford wrote that the minutes of the meeting and reader.

250

00:37:16.770 --> 00:37:25.620

michael@farericompanies.com: Crying said that if the town, which is to change that interpretation that it would be something different than what they interpreted in the past.

251

00:37:26.100 --> 00:37:26.580

No, I

252

00:37:28.890 --> 00:37:29.310

michael@farericompanies.com: Mean, there's

253

00:37:29.550 --> 00:37:41.640

michael@farericompanies.com: The town has to be consistent. If they're going to be consistent with county at one time. Then they need to on it again if they're going to change the rule and change the law so that everybody can be treated the same way.

254

00:37:42.330 --> 00:37:47.070

Jaclyn Tyler: Correcting adjust to offer that clarification. So the part that's pointing to the deck and we

255

00:37:47.130 --> 00:37:54.570

Jaclyn Tyler: Went over this extensively with the building department, there is a portion where you see the arrow pointing to that is not covered.

256

00:37:55.500 --> 00:38:05.730

Jaclyn Tyler: There's a portion of that that extends out and is not covered. So, therefore, that portion, they decide that that portion could be considered deck. That's the label there, however.

257

00:38:06.090 --> 00:38:10.860

michael@farericompanies.com: All of all of the staircases have a roof on it according to your architectural drawings

258

00:38:11.220 --> 00:38:19.680

michael@farericompanies.com: And if they do have a roof and can be enclosed and half of them already closed then it also should be counted and I'm ready. Listen, I want. I want to know.

259

00:38:20.430 --> 00:38:35.190

michael@farericompanies.com: Is in the future if I had the same issue. Okay, is that plenty board going to Canada and I kinda IN THE PAST. THEY'VE candidate. Now, if they don't count it hears different from what was done in the past. So making consistent. So it's the same going forward.

260

00:38:35.640 --> 00:38:36.300

Jaclyn Tyler: Right, so I just

261

00:38:37.470 --> 00:38:38.130

Jaclyn Tyler: Right, I'll just say

262

00:38:40.200 --> 00:38:54.510

michael@farericompanies.com: I don't think it's a building department interpretation. It's a planning board determination and that's where, like, it's not a billion deposit. It's not a method of building. It's a method of interpretation of the town's low

263

00:38:54.780 --> 00:38:56.340

Roland Baroni: My. Oh my god.

264

00:38:56.550 --> 00:38:59.310

michael@farericompanies.com: The Bible's factor interpret it correctly.

265

00:38:59.490 --> 00:39:05.760

Roland Baroni: Michael the building inspector interprets the zoning code. It says it right in the code.

266

00:39:06.210 --> 00:39:08.610

michael@farericompanies.com: Okay, so I don't want

267

00:39:10.050 --> 00:39:23.640

michael@farericompanies.com: To shake going following Roland on, you know, and so if that be the case. I mean, just hypothetically,

hypothetically, and I'm not trying to create it an argument, I will. I am trying to do is create consistency.

268

00:39:24.270 --> 00:39:44.310

michael@farercompanies.com: So 20 Bedford road if I have 200 feet that was counted in my FA or for parking and gross land coverage and now you're saying something differently. That means I can come back and build an additional 200 square feet over 25th row on it because the interpretation would be the same, right.

269

00:39:45.090 --> 00:39:45.480

Jaclyn Tyler: Okay.

270

00:39:45.570 --> 00:39:48.510

Jaclyn Tyler: Clean why it was interpreted the way it was Mr. For just

271

00:39:48.840 --> 00:40:07.050

Jaclyn Tyler: Sure. Okay. So if you look at the stairs that are coming up, although they are covered. There's still there's three feet that I'm sorry four feet that you need for the landing to match the width of the stairs when you come out of that door. I don't know, Paul, can you flip to the plan.

272

00:40:08.700 --> 00:40:15.480

Jaclyn Tyler: Thank you. So at the bottom, you see, you need a landing outside of that of the entry door to the best of you all.

273

00:40:16.080 --> 00:40:30.330

Jaclyn Tyler: You also need a landing at the top of the stairs. So therefore, they're part of this, the landing as part of the stairs and not required that was, I just want to clarify that why this was not considered a porch or a deck in this instance.

274

00:40:30.780 --> 00:40:43.800

John Fry: May I offer some additional perspective. So, Michael, we the part of the thoughtfulness in examining that specific section of the code when we

275

00:40:45.150 --> 00:40:48.840

John Fry: Examine both this condition and other conditions in our mock

276

00:40:50.910 --> 00:41:06.900

John Fry: The consistent element was covered pedestrian ways are not porches, and you can find covered pedestrian circulation all over North castle with. And it's especially in in downtown

277

00:41:08.880 --> 00:41:12.720

John Fry: And taking all sorts of forms, whether they're awning.

278

00:41:14.970 --> 00:41:16.590

John Fry: columned porches.

279

00:41:17.790 --> 00:41:22.740

John Fry: That so that all of this covered area.

280

00:41:23.790 --> 00:41:30.990

John Fry: Is pedestrian circulation, there is one area and Jacqueline, I think we have that identified

281

00:41:32.190 --> 00:41:41.730

John Fry: On the square foot calculation diagrams, where we did defer to Calcutta to including a portion

282

00:41:42.780 --> 00:41:43.770

John Fry: Of the porch.

283

00:41:46.440 --> 00:41:54.150

Jaclyn Tyler: No, it was the part that we originally thought was the deck part because it wasn't part of the circulation. But then we realized that it wasn't covered therefore not required.

284

00:41:55.260 --> 00:42:07.440

michael@farericompanies.com: I think what you're referring to put a plan up I think referring to is the area called vestibule on the first floor plan. And I think he did calculate that little vestibule in your floor area ratio.

285

00:42:07.710 --> 00:42:09.390

michael@farericompanies.com: But, you know, I'll make one other comment.

286

00:42:09.420 --> 00:42:16.410

michael@farericompanies.com: And then I'll leave it up to the planning board and the town engineer and the town planner. A certainly very knowledgeable to make

287

00:42:17.160 --> 00:42:30.720

michael@farericompanies.com: The correct decision as they see fit. But what this really is done. And this is what another concern that I had

been originated community. The presently the staircase to the second floor is inside the building.

288

00:42:32.010 --> 00:42:37.110

michael@farericompanies.com: And by putting it outside of the building. What I think and not counting it in FLIR

289

00:42:37.650 --> 00:42:45.360

michael@farericompanies.com: What you're going to find out. Going forward, I think, is that many more people are developers will do exactly the same thing, you had

290

00:42:45.660 --> 00:42:50.730

michael@farericompanies.com: Which was the put the staircases on the exterior of the building so they don't have to be counted

291

00:42:50.970 --> 00:43:05.280

michael@farericompanies.com: So that the interior could be larger and not have the staircase and I don't think particularly that's architecturally. Very good. That's just my opinion from a developer's point of view, you're getting to be able to build more development than

292

00:43:06.510 --> 00:43:12.600

michael@farericompanies.com: You would, if the staircase was on the inside, rather than the outside and I don't think it's particularly in my opinion.

293

00:43:13.050 --> 00:43:18.330

michael@farericompanies.com: aesthetically pleasing to see a staircase on the exterior of the building going through a second floor.

294

00:43:18.750 --> 00:43:26.400

michael@farericompanies.com: I don't know very many others, except generally and honest on a maybe a secondary staircase, or in the rear of the building.

295

00:43:26.790 --> 00:43:37.650

michael@farericompanies.com: But this is is located in such a way that it's in the front of the building going down to the basement, which you can see on on floor plan. Number one, and then I'm

296

00:43:38.280 --> 00:43:47.010

michael@farericompanies.com: Going up to the second floor. It's also very visible when you look at it from the ejection piece of property from the lumberyard look into the building.

297

00:43:47.430 --> 00:43:54.780

michael@farericompanies.com: That's my opinion. I don't think it's the best design. I think it could be better. I think it's a staircase, rather than being

298

00:43:55.110 --> 00:44:01.350

michael@farericompanies.com: On the west side of it. Go on. He started building will put somewhere maybe above the handicap ramp.

299

00:44:01.800 --> 00:44:06.690

michael@farericompanies.com: towards the rear of the building would be more aesthetically pleasing and I think could be done.

300

00:44:07.050 --> 00:44:19.230

michael@farericompanies.com: By doing that, you are then also able to increase the width of the driveway by four feet, which I think makes it better. Those are my opinions and look at, we don't necessarily have to agree.

301

00:44:19.650 --> 00:44:25.920

michael@farericompanies.com: I'm respectfully disagree with you. I'm not trying to create an argument or not have you

302

00:44:26.820 --> 00:44:34.140

michael@farericompanies.com: RP able to build this building. The way you have it, but I believe that there is a better way of doing it, whether driveway with is it

303

00:44:35.010 --> 00:44:52.080

michael@farericompanies.com: impacted negatively and that the parking, don't forget you need it going by your own count of requiring 11 parking spaces and getting your variance for three. I think it's almost a 35% reduction in required parking and that's a problem.

304

00:44:52.650 --> 00:45:06.990

michael@farericompanies.com: Because with the Zoning Board of appeals should grant that that's going to become a difficult thing within this town because one of the biggest problems that we haven't done, is it the frequency of blocking of what's the town board is trying to show this.

305

00:45:08.010 --> 00:45:17.790

michael@farericompanies.com: X talking from a negative point of view. And that's my concerns, and those are my thoughts and I'm not wish to argue with you or disagree with you.

306

00:45:18.030 --> 00:45:24.720

michael@farercompanies.com: On respectfully know every myself might make my community better not works.

307

00:45:25.110 --> 00:45:27.720

Christopher Carthy: Thank you, Michael. You did a good job. Thank you for presenting

308

00:45:31.410 --> 00:45:32.700

Christopher Carthy: So board members.

309

00:45:33.780 --> 00:45:40.830

Christopher Carthy: We've heard neighbor. We've heard the architecture reply. Can I have some response from the board.

310

00:45:46.080 --> 00:45:46.740

Christopher Carthy: If not,

311

00:45:47.370 --> 00:46:04.230

Larry Ruisi: So, so I just a couple of thoughts. So on the mechanical room. I understand that that's going to be below seven. Seven and a half feet. So, you know, I don't, I don't see how that's going to increase the FLIR and

312

00:46:05.040 --> 00:46:14.130

Larry Ruisi: While it may be cold. From a practical point of view, whether it's six feet or a seven and a half feet. To me, that's, you know, it's not a big deal.

313

00:46:14.730 --> 00:46:31.530

Larry Ruisi: With with respect to the to the stairs I think aesthetically, Mike. Mike makes a good point that you know are we setting ourselves up for future bills. When we have exterior stairs I i think i think we need to to give that some thought. I understand.

314

00:46:32.070 --> 00:46:37.110

Larry Ruisi: You know that the building department has looked at this and they they feel it's fine.

315

00:46:37.830 --> 00:46:54.450

Larry Ruisi: The, the one question. I do have is, do we have any real understanding as to what the traffic is going to be going in and out of

that driveway. So from a 12 foot driver. We all know you're not going to be able to fit two cars one car going in and one car going out.

316

00:46:54.840 --> 00:46:57.030

Larry Ruisi: So we're going to create the situation and

317

00:46:57.030 --> 00:47:06.900

Larry Ruisi: I've seen this, maybe not. Other parts of town, but certainly other parts and neighboring towns where you basically have to wait and see if someone's coming in are going out.

318

00:47:07.350 --> 00:47:18.450

Larry Ruisi: You know what kind of what kind of data do we have, but what kind of understanding. Do we have as to the type of movement that there's going to be in and out of this building.

319

00:47:19.410 --> 00:47:25.860

Adam Kaufman: We have the square footage. Right. So there's only so much you can fit in the building. So I think we have about 1300

320

00:47:25.980 --> 00:47:27.840

Larry Ruisi: Yeah, but, but, quite frankly, Adam.

321

00:47:27.870 --> 00:47:40.170

Larry Ruisi: You could have a building that's 2000 square feet and have two cars roll in and out every day. You can have a building that's 2000 square feet have 50 cars rolling it out each day depends on the nature

322

00:47:40.590 --> 00:47:51.390

Larry Ruisi: depends on the nature of the business. So, so I guess the question I'm asking and trying to get some feedback on what do we expect to see in this situation.

323

00:47:51.750 --> 00:48:02.610

Adam Kaufman: Maybe all you have is an order of magnitude, Larry, because you don't know what the future use is going to be, you know, it's going to be office. We don't know that specific type of business that might be there in the future.

324

00:48:03.960 --> 00:48:06.570

Christopher Carthy: And we don't know what his successor is. I mean, he could

325

00:48:06.570 --> 00:48:09.480

Christopher Carthy: Have bought this building and sell it to us right now.

326

00:48:09.540 --> 00:48:11.820

Christopher Carthy: Exactly totally changed the game plan on us.

327

00:48:11.910 --> 00:48:12.150

Right.

328

00:48:13.410 --> 00:48:21.390

Larry Ruisi: That's exactly that's exactly the point. So it's a financial investment type of business. Well, you may have several clients coming in and out a day.

329

00:48:21.810 --> 00:48:24.000

Larry Ruisi: You're probably not going to have a lot of traffic.

330

00:48:24.300 --> 00:48:27.000

Larry Ruisi: But if it becomes some type of retail business in the

331

00:48:27.000 --> 00:48:30.600

Larry Ruisi: Future, you know, is that gonna, it's not going to be an issue. I've just

332

00:48:30.660 --> 00:48:36.990

Adam Kaufman: Retail has a different parking requirements. So you would see that again because it would be used from office to retail

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00:48:37.650 --> 00:48:38.040

Okay.

334

00:48:40.500 --> 00:48:42.030

Christopher Carthy: To stay in parallel, very

335

00:48:42.330 --> 00:48:42.990

Larry Ruisi: Well, I'm sorry.

336

00:48:44.040 --> 00:48:52.800

Christopher Carthy: The uses would have to stay in parallel, you know, the uses that are specified today are the uses that can only go forward right now revision to

337

00:48:54.780 --> 00:48:59.190

michael@farericompanies.com: Cook could still alive, but you could still have an office us that would have a lot more

338

00:48:59.790 --> 00:49:01.860

Christopher Carthy: No doubt about that. I totally agree with you on that.

339

00:49:03.210 --> 00:49:08.400

michael@farericompanies.com: That's actually be a mistake cartoon is just a CB zone is in fact the building next to it or

340

00:49:10.890 --> 00:49:11.520

michael@farericompanies.com: Can you hear me.

341

00:49:11.910 --> 00:49:13.080

Adam Kaufman: Yes, the Arby's oh

342

00:49:13.680 --> 00:49:22.140

michael@farericompanies.com: I don't know. Okay, so you're being shown what happens if the first floor of this building became a delicatessen and the second floor stood as

343

00:49:22.740 --> 00:49:34.290

michael@farericompanies.com: A BEDROOM. That's the problem that I'm concerned about is if the US changes. Okay, which is permitted use. You can put a dog, it does in fact you can put a restaurant there. In fact,

344

00:49:34.650 --> 00:49:45.690

michael@farericompanies.com: Just the building right next to this to the left at one point was a restaurant. So what happens if this became subway and they had people coming in and out or on the hook up with

345

00:49:46.620 --> 00:49:57.750

michael@farericompanies.com: And that's the point that I'm that I think Mr. Larry without that is concerning to me are you get two cars going in, it may be fine. According to the traffic.

346

00:49:58.350 --> 00:50:19.140

michael@farericompanies.com: Or to use that this applicant is using his business for it appears that he's not going to have a problem, it appears that way, but it is possible that if this is changes next month. Now we have to. It's built initially can but delicatessen department and

347

00:50:22.080 --> 00:50:25.080

Adam Kaufman: We can't become a delicate trusted without the planning board looking at

348

00:50:27.150 --> 00:50:27.870

Adam Kaufman: From an office.

349

00:50:28.320 --> 00:50:29.460

Adam Kaufman: To another us

350

00:50:29.520 --> 00:50:40.140

michael@farericompanies.com: Without whatever that they use could be maybe not a delta testing or another use that has a higher traffic that was proposed could become a potential problem.

351

00:50:40.380 --> 00:50:41.310

michael@farericompanies.com: Of course,

352

00:50:42.150 --> 00:50:46.620

Christopher Carthy: We get that which is we all agree that the use here is demonstrating in this application.

353

00:50:46.800 --> 00:50:53.640

Christopher Carthy: Could be different from its future use. As long as it's a permitted use that permitted us could in fact have a higher intensity

354

00:50:53.880 --> 00:51:03.180

Christopher Carthy: Than the anticipated use that the applicant is presenting now and that speaks to why we as a planning board and review this application we're not just reviewing it today.

355

00:51:03.870 --> 00:51:10.650

Christopher Carthy: knows where we're doing application for the use as permitted in the building and how they could apply now and into the future.

356

00:51:11.010 --> 00:51:19.980

michael@farericompanies.com: That's why I'm I would like to see a 17 foot driveway, rather than 12 foot driveway as a residential houses 12 foot driveway and the garage in the

357

00:51:21.030 --> 00:51:30.480

michael@farericompanies.com: Garage. A 12 foot with for a single family house, and it was great. But at this point, we're changing us to a different your driveway with it also

358

00:51:32.280 --> 00:51:34.260

michael@farericompanies.com: Can be 17 feet.

359

00:51:34.740 --> 00:51:34.980

Back.

360

00:51:36.480 --> 00:51:39.630

Christopher Carthy: Here, let's try to move this forward. We have a lot on the agenda tonight.

361

00:51:41.160 --> 00:51:45.540

Christopher Carthy: So board members. Is anyone else, Larry. Thank you. Anything else you want to add

362

00:51:45.720 --> 00:51:49.770

Larry Ruisi: No, no, I just, it's, it's, it's, you know, it's a concern. I mean, it's

363

00:51:50.220 --> 00:51:53.640

Christopher Carthy: Very. I agree with you. I want to just echo your comment as well.

364

00:51:53.880 --> 00:51:57.360

Christopher Carthy: You know, the concept of avoiding the

365

00:51:58.410 --> 00:52:08.220

Christopher Carthy: Square Footage demand inside the building or basically the square footage inside the building is being expanded by allowing the staircase on the outside of the building. I agree with that.

366

00:52:10.380 --> 00:52:12.540

Christopher Carthy: Michael JIM. STEVE

367

00:52:14.640 --> 00:52:16.320

pollackmv: I'll chime in for a sec, I

368

00:52:19.830 --> 00:52:20.580

Christopher Carthy: Go ahead, Steve.

369

00:52:21.210 --> 00:52:24.030

Steven's iPad: Okay, thank you. I, I tend to

370

00:52:25.080 --> 00:52:36.390

Steven's iPad: Agree with the comment on the front of the building or the rent the rendition that's actually on the screen right now where there's pushes shrubbery with that black car is really not indicative of what's shown on the plan.

371

00:52:37.500 --> 00:52:43.860

Steven's iPad: With the three spaces there. It's a 16 foot. I guess 16 by nine space and a 25 foot

372

00:52:44.370 --> 00:52:55.740

Steven's iPad: Backup which is 25 feet is is the minimum where customs, so to speak, but if you have that if a person is in space eight and they try to exit there. He's almost, almost impossible for him to back out.

373

00:52:56.190 --> 00:53:07.560

Steven's iPad: And face that for road they almost have to back out into Bedford road from that spot because of it because it is tight to the sidewalk, the curb is right next to that nine foot space.

374

00:53:08.400 --> 00:53:21.570

Steven's iPad: So I do think that two spaces in the front might be better. I don't want to throw a wrench into the system and recalculate the parking count, but I do agree with that. It is a little tight up there and not a lot of maneuverability up at the front.

375

00:53:24.150 --> 00:53:34.080

Paul R. Sysak, RLA (JMC): Yeah, Steve, we can. We did a truck or a car turning analysis for that, you know, we can, we might be able to just show on for you, demonstrating that

376

00:53:34.620 --> 00:53:35.490

Steven's iPad: OK. OK.

377

00:53:35.820 --> 00:53:36.690

maneuverability.

378

00:53:38.700 --> 00:53:39.270

Steven's iPad: Your

379

00:53:40.500 --> 00:53:47.760

Steven's iPad: I'm not sure if I'm making this if you have a an SUV pulling it to eight, you can get in but it'd be difficult to back you know to to navigate

380

00:53:48.990 --> 00:53:52.500

Steven's iPad: backing out towards the building and then pulling straight out.

381

00:53:52.710 --> 00:53:55.110

Steven's iPad: You know nose first back out into bed for growth.

382

00:53:55.410 --> 00:54:07.380

Paul R. Sysak, RLA (JMC): Okay, I mean there might might also be the opportunity to, you know, leave like a two foot strip and and just shift the sidewalk, a little bit closer to the edge of roadway, or I'm sure that's another

383

00:54:07.470 --> 00:54:09.510

Paul R. Sysak, RLA (JMC): Thing that we might be able to get a little more breathing room in

384

00:54:09.510 --> 00:54:11.580

Steven's iPad: There. Thank you for looking at that. Thank you.

385

00:54:11.910 --> 00:54:13.050

Christopher Carthy: Yeah. Yeah, I agree.

386

00:54:14.790 --> 00:54:16.650

Christopher Carthy: Jim. Do you want anything anything

387

00:54:16.800 --> 00:54:19.740

Jim Jensen: I do. I think Michael spoke up first bill.

388

00:54:20.340 --> 00:54:20.880

Michael

389

00:54:24.090 --> 00:54:47.070

pollackmv: What my comment was similar to Steve's about the driveway at the at the front of the property. I understand it's the width of a driveway very limited. Once you get to the depth of the property. Jason to the structure. But is it possible to widen the driveway at the entrance from the street.

390
00:54:48.090 --> 00:54:56.940
pollackmv: That 12 feet or 17 feet at that point for cannot be widened to accommodate two way traffic.

391
00:54:58.050 --> 00:55:03.510
pollackmv: For the drunk or you to set the street and that might also help with the turning

392
00:55:14.130 --> 00:55:18.420
Paul R. Sysak, RLA (JMC): We show a 16 feet. Now I'm Michael but

393
00:55:19.530 --> 00:55:33.000
Paul R. Sysak, RLA (JMC): Here, you know, we do provide that the 20 foot backup I'll that we have. We just didn't want to have just a large CEO of driveway apron, we thought that we would reserve that more for landscape to, you know, area.

394
00:55:33.660 --> 00:55:39.240
Jaclyn Tyler: Perhaps, though, or center the South Pole, we could. Why did that to the 17 feet that they're requesting for the

395
00:55:40.560 --> 00:55:44.490
Paul R. Sysak, RLA (JMC): That that we can accommodate it might make a little bit easier. Sure.

396
00:55:46.410 --> 00:55:48.360
Kellard Sessions: You might want to be winding that to 20 feet.

397
00:55:49.920 --> 00:55:53.610
Kellard Sessions: And shift the sidewalk away a little bit increase that radius.

398
00:55:55.440 --> 00:56:00.240
Paul R. Sysak, RLA (JMC): We can look at that, if, if the boards willing to accept the 20 foot was fine.

399
00:56:01.500 --> 00:56:03.060
Jaclyn Tyler: And then also just to point out

400
00:56:04.110 --> 00:56:15.900
Jaclyn Tyler: There's discussion about going in and out. And one of the additional reasons. So I know we were land, making the space at one point we had two and then one spot in the front.

401

00:56:17.520 --> 00:56:20.430

Jaclyn Tyler: And we've had discussions that if we provide those three

402

00:56:21.840 --> 00:56:25.890

Jaclyn Tyler: Employee so it would be. Currently, and I know it's not just

403

00:56:27.270 --> 00:56:41.040

Jaclyn Tyler: For this use, but in the future. I would think that employees would park in the back that's typical of what it would be. So that would leave the front spaces for those who are coming to the place of business.

404

00:56:41.430 --> 00:56:47.850

Jaclyn Tyler: To utilize so you would not have that frequency of coming up two cars coming in and out to that driveway.

405

00:56:52.080 --> 00:56:54.420

pollackmv: periodically to accommodate two way traffic.

406

00:57:02.790 --> 00:57:08.220

Jaclyn Tyler: I think he just said to make it 20 to make the top the front 20 feet, I believe, is what

407

00:57:08.940 --> 00:57:09.600

Kellard Sessions: Just at the Dr.

408

00:57:09.630 --> 00:57:13.140

Paul R. Sysak, RLA (JMC): Michael work right here at the driveway entrance. We're going to make this

409

00:57:13.800 --> 00:57:14.250

Wide

410

00:57:16.410 --> 00:57:17.430

Paul R. Sysak, RLA (JMC): To help open this up.

411

00:57:21.990 --> 00:57:28.380

Paul R. Sysak, RLA (JMC): And then we're going to get this that maybe sidewalk. A couple of feet of the attic of the curve here as well.

412

00:57:29.940 --> 00:57:44.580

Jim Jensen: At the point where the discussion about the the narrow point in the driveway, where it was a single lane. I'm sorry, Michael, I'm not stepping on on you, me, but where was the the 12 foot portion is the single lane portion there.

413

00:57:45.870 --> 00:57:49.770

Jim Jensen: I looks like he can he can just correct me pull, but

414

00:57:50.820 --> 00:57:55.680

Jim Jensen: It was the team TC merits surveying the back and look like you're matching the existing

415

00:57:56.730 --> 00:57:58.410

Jim Jensen: Existing with us. So, yeah.

416

00:57:58.890 --> 00:58:08.460

Paul R. Sysak, RLA (JMC): We're not. We're not decreasing the width from curb to curb in at either the front of the building here or the rear of the building.

417

00:58:09.570 --> 00:58:14.850

Paul R. Sysak, RLA (JMC): Oh, we are maintaining or or making it a little bit wider under proposed conditions. Okay.

418

00:58:14.880 --> 00:58:25.830

Jim Jensen: Thank you for that, and that. And then the where you took where look like in the, the original one that I guess there was a walkway along the side of the building with the basement entrance outside what's next to the driveway.

419

00:58:27.510 --> 00:58:31.800

Paul R. Sysak, RLA (JMC): Existed on that bill code door is being removed.

420

00:58:32.130 --> 00:58:32.550

Jim Jensen: Okay.

421

00:58:32.850 --> 00:58:38.610

Paul R. Sysak, RLA (JMC): Part of this vestibule entrance area that will go down the stairs and into the into the basement. This way.

422

00:58:40.530 --> 00:58:48.480

Jim Jensen: Thank you. So do we. And then you replace that with I guess this when you're running the stairs up to the second floor on the outside. So the

423

00:58:48.510 --> 00:58:54.870

Paul R. Sysak, RLA (JMC): Yeah, the stairs will come up to here. This is landing for the stairs and then down here on grade will just be a landscape area.

424

00:58:56.310 --> 00:58:56.580

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

425

00:58:56.910 --> 00:59:03.540

Jim Jensen: Steadily the with the architectural drawings. So a significant improvement versus what we have today.

426

00:59:03.900 --> 00:59:04.200

Christopher Carthy: Right.

427

00:59:04.260 --> 00:59:06.090

Jim Jensen: We should be delighted to see right

428

00:59:07.230 --> 00:59:17.040

Jim Jensen: Now I'm just curious, do we have a policy about moving from inside stairs to outside stairs or second floor. I'm not a

429

00:59:17.460 --> 00:59:22.950

Adam Kaufman: Policy. It's an unusual circumstance. I can't even think of another time we've had to deal with it.

430

00:59:31.260 --> 00:59:34.650

Jim Jensen: But it's into the planning board discretion as to whether to do that or not.

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00:59:37.320 --> 00:59:38.820

Jim Jensen: So you're saying that

432

00:59:38.940 --> 00:59:42.030

Adam Kaufman: Certainly have discretion over the site plan.

433

00:59:43.980 --> 00:59:47.760

Adam Kaufman: aesthetics of the building and conjunction with the ARV yes

434

00:59:48.420 --> 01:00:05.280

Christopher Carthy: And the width of the driveway. Jim effectively the staircase affecting the width of the driveway. So you one could argue that by putting the staircase outside, you're making the driveway more even though for existing you making the driveways deficient. As a result of the staircase.

435

01:00:05.370 --> 01:00:18.630

Jim Jensen: On I'm sorry I was the point I was making Christopher was that the where the bill code door basement entrances today was confining or constraining if we went to that TC merits existing survey. I think it's like the last sheet and the applicants packet

436

01:00:20.250 --> 01:00:27.480

Jim Jensen: If they didn't make any change that constraint would be there today. We couldn't make it any wider the existing, is that is constrained

437

01:00:30.000 --> 01:00:33.240

michael@farercompanies.com: Wouldn't be having. In addition, so you wouldn't have additional cars.

438

01:00:34.350 --> 01:00:34.500

michael@farercompanies.com: Oh,

439

01:00:35.250 --> 01:00:44.160

Jim Jensen: Thank you, Michael. I was just trying to have a conversation with my fellow board members for a moment, if you don't mind. Thank you. I'm right. Christopher

440

01:00:45.450 --> 01:00:52.020

Christopher Carthy: Jim, the fact that the applications before us this reason to examine the whole driveway. Don't you think

441

01:00:52.770 --> 01:01:00.090

Jim Jensen: Oh, what I'm saying is the applicant, didn't they substituted up a basement stare next to the building for a second floor state.

442

01:01:01.380 --> 01:01:07.680

Christopher Carthy: I see. In other words, the bill code door constraint is being replaced by the staircase constraint is where

443

01:01:07.680 --> 01:01:09.030

Jim Jensen: Correct. That's right.

444

01:01:10.140 --> 01:01:10.560

Jim Jensen: Yes.

445

01:01:11.730 --> 01:01:23.160

Christopher Carthy: That may be true gym but I'm not sure that is a license to put the staircase on the outside of the building to end created and sustained the deficient driveway. That's all.

446

01:01:25.830 --> 01:01:34.290

Jim Jensen: Right, I'm sorry. I was trying to separate the two. I was one was, I was just trying to say is that is if there was no change.

447

01:01:35.040 --> 01:01:52.410

Jim Jensen: The existing the driveway, is that with I would assume we would the applicant not making any worse. It's not any worse. It's the same. So I so I was looking at the driveway. Can we accept that or not. And then separately. What do we think about the

448

01:01:52.860 --> 01:02:02.550

Jim Jensen: I see. Yeah, I guess, when we make a roof. Does the apple and have to go for the referral the zoning board or not for that for variance since its existing and then

449

01:02:02.820 --> 01:02:03.870

Jim Jensen: The second one is that the

450

01:02:04.320 --> 01:02:12.990

Adam Kaufman: Answer is yes because those bill co doors go away and then the exterior stairs are there. That's how I referred over to the

451

01:02:14.610 --> 01:02:20.490

Adam Kaufman: CPA. But if the building inspector thinks differently than they won't need that variance, but

452

01:02:21.870 --> 01:02:23.790

Adam Kaufman: I'm under the impression that they would

453

01:02:28.020 --> 01:02:33.630

Paul R. Sysak, RLA (JMC): Yeah, from what we understand Adam in it. There was a determinate already done. But we'll have to confirm that

454

01:02:34.650 --> 01:02:34.980

Adam Kaufman: Okay.

455

01:02:38.340 --> 01:02:54.690

Christopher Carthy: You know when I listened to the community speak about this project and the principal concern that I've heard from community members and neighbors about this project is parking parking has come up repetitively as a principal concern and

456

01:02:56.400 --> 01:03:07.680

Christopher Carthy: I'm not convinced that the planning board is thoroughly vetting that concern. And part of the reason when I thoroughly betting that concern is we're continuing to allow

457

01:03:08.040 --> 01:03:24.240

Christopher Carthy: The back building to exist because of the economics of this whole project, which are of course important but the bottom line is the rear building is part of the reason why the parking is deficient on this lot

458

01:03:29.730 --> 01:03:39.000

Christopher Carthy: And if this were a different plan and didn't include that we're building, then the parking would be better suited for this building.

459

01:03:44.670 --> 01:03:50.490

Christopher Carthy: That's, yeah. And that's something that I think the CVA my very well ask, as well.

460

01:03:55.110 --> 01:03:56.700

Paul R. Sysak, RLA (JMC): Well, if I may add one thing

461

01:03:58.140 --> 01:04:11.610

Paul R. Sysak, RLA (JMC): Christopher if that's all right. Is the you know the last approved site plan for this project had approved 11 parking spaces, which is exactly what we are required for for this application.

462

01:04:12.660 --> 01:04:20.790

Paul R. Sysak, RLA (JMC): Due to do to new requirements and dimensional requirements and any cap accessible parking spaces we are

463

01:04:23.040 --> 01:04:27.360

Paul R. Sysak, RLA (JMC): You know, confined to what we can fit on them on the property so

464

01:04:28.770 --> 01:04:29.160

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

465

01:04:30.510 --> 01:04:31.110

Larry Ruisi: During the pre

466

01:04:31.140 --> 01:04:31.530

michael@farericompanies.com: Launch

467

01:04:31.980 --> 01:04:37.020

Larry Ruisi: In the previous situation have left less than I pay our and that's why you had 11

468

01:04:38.190 --> 01:04:38.370

Larry Ruisi: My

469

01:04:38.610 --> 01:04:53.610

michael@farericompanies.com: Mistake carthy Mr. I make one comment and remind you that this plan when it was 11 parking spaces by the plan. I was shown in 1988 never went before the planning board for approval.

470

01:04:54.630 --> 01:05:02.220

michael@farericompanies.com: Building department for a building permit was never reviewed by the playbook as so indicated by the town planners review.

471

01:05:03.030 --> 01:05:13.800

michael@farericompanies.com: Show. Well, though it showed 11. I don't know if they were usable 11 but also at this point in time, you're doing in addition to this building.

472

01:05:14.100 --> 01:05:24.060

michael@farericompanies.com: Of certainly the second floor, which is 625 feet and you're also increasing the footprint that are building by bringing the inside staircase to the outside.

473

01:05:24.420 --> 01:05:35.190

michael@farericompanies.com: Both of which require plugin and that's the problem. I'm sure I know I know positively that the town. The planning board as well as others want to see.

474

01:05:36.750 --> 01:05:45.900

michael@farericompanies.com: Those my arguments be static very popular. Very good. But the original plan of 11 we'll never reviewed by planning for the comments here.

475

01:05:46.860 --> 01:05:51.480

Christopher Carthy: Michael, you know what I'm going to thank you for your comments. I'm going to make a motion to close the public hearing

476

01:05:53.190 --> 01:05:57.150

Christopher Carthy: Does anyone else want to speak on it at this point, Michael, you're done.

477

01:05:58.320 --> 01:05:59.430

michael@farericompanies.com: Right well

478

01:06:00.330 --> 01:06:01.020

michael@farericompanies.com: I, my God.

479

01:06:02.070 --> 01:06:05.850

Christopher Carthy: Just make a motion to close the public hearing so we can at least move forward a little bit.

480

01:06:05.910 --> 01:06:07.050

michael@farericompanies.com: All right. Thank you very much.

481

01:06:08.100 --> 01:06:11.970

Christopher Carthy: Can I, can I make a motion to close the public hearing

482

01:06:12.600 --> 01:06:13.020

Larry Ruisi: Second,

483

01:06:13.590 --> 01:06:15.090

Jim Jensen: All in favor. Aye.

484

01:06:15.690 --> 01:06:19.410

Steven's iPad: Thank you. My name is there anybody else in the queue. Anybody else cute or not.

485

01:06:19.770 --> 01:06:20.790

Christopher Carthy: There's no one else, cute.

486

01:06:21.330 --> 01:06:22.350

Steven's iPad: Okay, then I

487

01:06:23.580 --> 01:06:23.850

Steven's iPad: Hi.

488

01:06:28.800 --> 01:06:35.280

Christopher Carthy: So board members, we need to you know make some decisions here because we have a long agenda and

489

01:06:36.330 --> 01:06:39.690

Larry Ruisi: So let me just, let me just start for a

490

01:06:39.690 --> 01:06:48.600

Larry Ruisi: Second, so when, when you look at this in the aggregate, what is being proposed is light years ahead of what exists right now I

491

01:06:48.600 --> 01:06:50.220

Larry Ruisi: Think we can all agree with that.

492

01:06:50.220 --> 01:06:50.970

Larry Ruisi: It's going to be

493

01:06:51.390 --> 01:06:53.130

Larry Ruisi: aesthetically pleasing.

494

01:06:53.580 --> 01:06:54.210

Larry Ruisi: All of that.

495

01:06:54.480 --> 01:07:04.440

Larry Ruisi: And based upon the configuration and the intended business use the traffic is is probably not an issue at this point in time.

496

01:07:05.700 --> 01:07:18.630

Larry Ruisi: I just think the things that we, you know, we're going to move this on to the Z ba. I think we have to conclude that we're okay with the 12 foot driveway and that

497

01:07:19.140 --> 01:07:32.100

Larry Ruisi: You know, we need to ask ourselves, are we setting some kind of precedent with having, you know, this outdoor stay away, you know, to basically increase FA aren't within the building.

498

01:07:33.300 --> 01:07:46.470

Larry Ruisi: So, you know, that's kind of the way I look at it I think it can all work. I think it's a big improvement, but I think we just need to sign off from my perspective.

499

01:07:47.670 --> 01:07:53.850

Larry Ruisi: On those two items and also the point that was brought up earlier about the parking up front.

500

01:07:59.160 --> 01:08:18.180

Christopher Carthy: You know, the reality to is this is an extremely constricted space. Yeah. In we use the planning board would probably push harder to change this plan if it were literally between a rock and a hard place practically on the construction here. And I think that's

501

01:08:19.620 --> 01:08:21.630

Christopher Carthy: Limiting how much we can change this plan.

502

01:08:25.980 --> 01:08:26.670

pollackmv: exteriors

503

01:08:28.320 --> 01:08:28.950

pollackmv: Doesn't

504

01:08:30.930 --> 01:08:31.410

pollackmv: The

505

01:08:32.850 --> 01:08:36.660

pollackmv: Perimeter footprint of the improvements.

506

01:08:37.740 --> 01:08:41.460

pollackmv: If you enclosed the staircase.

507

01:08:42.480 --> 01:08:43.140

pollackmv: The

508

01:08:45.300 --> 01:08:50.610

pollackmv: exterior wall of the building on that side would still be in the same location.

509

01:08:52.770 --> 01:08:57.480

pollackmv: And we still have the constraints driveway.

510

01:08:58.500 --> 01:09:00.000
In that portion of the property.

511
01:09:01.110 --> 01:09:02.640
pollackmv: So it may create this

512
01:09:04.170 --> 01:09:04.950
pollackmv: Benefit

513
01:09:07.560 --> 01:09:12.600
pollackmv: And potentially reduce the partying and efficient.

514
01:09:14.490 --> 01:09:16.710
pollackmv: For us, the subject that we will be referred

515
01:09:17.880 --> 01:09:18.780
pollackmv: To as eta

516
01:09:19.980 --> 01:09:20.280
pollackmv: Hola.

517
01:09:29.610 --> 01:09:37.530
Christopher Carthy: So anyhow, before we, before we send us anywhere.
We're looking to see this. But there's very possibility that can you move
that

518
01:09:38.250 --> 01:09:44.970
Christopher Carthy: planter I on the front of the building two feet
further out. We don't know if they really can do that yet. So that's
going to affect

519
01:09:45.420 --> 01:09:54.750
Christopher Carthy: The number of parking spaces in the front of the
building. If they can't really do that then that could that could impact
our decision to send them to the CVA because

520
01:09:55.170 --> 01:10:03.510
Christopher Carthy: Right now they're, they have 11 spaces, if that one
gets cut out. Then they have 10 spaces, AND THAT'S A DIFFERENT, WE FOUND
TO THE CVA

521
01:10:05.370 --> 01:10:06.690
michael@farericompanies.com: I would be seven space.

522

01:10:11.460 --> 01:10:13.200

Christopher Carthy: Existing 10 proposed.

523

01:10:15.630 --> 01:10:15.900

Paul R. Sysak, RLA (JMC): Are you

524

01:10:16.350 --> 01:10:18.780

Paul R. Sysak, RLA (JMC): Mr Carlos putting this out.

525

01:10:19.650 --> 01:10:26.580

Paul R. Sysak, RLA (JMC): Yes, I'd walk. We can certainly accommodate that. And I don't think it's affect any sort of account.

526

01:10:27.990 --> 01:10:28.530

Christopher Carthy: And you would have

527

01:10:28.980 --> 01:10:32.370

Paul R. Sysak, RLA (JMC): To make a planter in there to move that sidewalk out

528

01:10:33.750 --> 01:10:41.280

Paul R. Sysak, RLA (JMC): Well, we have we have close to, you know, an additional 10 feet here from the edge of the right of the paper.

529

01:10:41.460 --> 01:10:42.540

Christopher Carthy: Okay, I didn't know if you

530

01:10:42.540 --> 01:10:47.610

Paul R. Sysak, RLA (JMC): Have the flexibility to put the sidewalk, wherever you know needs to be okay.

531

01:10:50.040 --> 01:10:50.370

All right.

532

01:10:52.050 --> 01:10:52.260

Christopher Carthy: What

533

01:10:53.250 --> 01:10:56.100

Christopher Carthy: Do you want to see that before we make any decisions.

534

01:10:57.060 --> 01:11:00.510

Christopher Carthy: You want to send them to the CVA let the CVA adjudicate this

535

01:11:05.880 --> 01:11:07.950

Jim Jensen: adjudicate what Christopher

536

01:11:08.130 --> 01:11:20.550

Christopher Carthy: Well, right now, they're in a position where unless we insist that we make a change here, Jim on the staircase unless we insist that they make some changes on this plan. We're at a standstill right now.

537

01:11:21.210 --> 01:11:28.170

Christopher Carthy: Because we're to stand. So either we insist they make some changes plan. Well, we send them to the Zoning Board of appeals. That's how I see it.

538

01:11:28.440 --> 01:11:28.710

Adam Kaufman: Right.

539

01:11:29.040 --> 01:11:30.450

Christopher Carthy: Does anyone disagree with me.

540

01:11:35.400 --> 01:11:35.970

Steven's iPad: Chris, I'm not

541

01:11:36.600 --> 01:11:36.900

pollackmv: Going

542

01:11:37.590 --> 01:11:38.970

Christopher Carthy: Go ahead station now.

543

01:11:39.000 --> 01:11:40.080

Steven's iPad: Michael, go ahead. You finish.

544

01:11:41.970 --> 01:11:55.410

pollackmv: Well, for me, the question on the staircase is can you move it to the back of the building. So it doesn't impinge upon the width of the driveway and from what I'm seeing. It doesn't look like that possible.

545

01:11:55.980 --> 01:11:56.490

Christopher Carthy: Or do you

546

01:11:56.850 --> 01:12:00.390

pollackmv: Even get to the end. What about outside the building my

547

01:12:03.180 --> 01:12:05.280

pollackmv: Which side of the west side one do

548

01:12:07.890 --> 01:12:09.300

Christopher Carthy: The opposite of the lumberyard

549

01:12:11.490 --> 01:12:11.880

pollackmv: Yeah.

550

01:12:13.110 --> 01:12:14.130

pollackmv: This is

551

01:12:15.330 --> 01:12:19.920

pollackmv: The side road setback that you know just created different non conformance

552

01:12:21.030 --> 01:12:21.660

pollackmv: To do that.

553

01:12:25.770 --> 01:12:29.190

pollackmv: I really, when I see that's possible to

554

01:12:33.990 --> 01:12:35.400

pollackmv: Address the driveway issue.

555

01:12:39.180 --> 01:12:46.620

Christopher Carthy: Mean, see the protrusion in the building that protrusion out from the building. Imagine that followed a staircase towards the back of the building or something like that.

556

01:12:48.960 --> 01:12:50.550

Christopher Carthy: Is that possible Paul

557

01:12:53.370 --> 01:12:59.850

Christopher Carthy: Paul says that. Is that possible to do that without I know it's a pain in the neck, but I'm asking you, is it possible to do that.

558

01:13:01.590 --> 01:13:06.030

Paul R. Sysak, RLA (JMC): It would be ideal to redesign the whole inner workings of the building.

559

01:13:06.030 --> 01:13:06.840

Christopher Carthy: Of course,

560

01:13:06.900 --> 01:13:07.710

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

561

01:13:08.040 --> 01:13:20.520

Christopher Carthy: Of course, it's less ideal. I mean, that goes without saying. I mean, it's but I mean, would it be a much better plan. In the end, and that we would enable the driveway to expand beyond 12 feet.

562

01:13:21.300 --> 01:13:26.310

Jim Jensen: Um, but is that I just curious it back up. Christopher. I'm sorry to interject, but

563

01:13:26.370 --> 01:13:33.210

Jim Jensen: Yeah, I mean, that's the for the. That was the width that was every for for the veterinary space and I would think that

564

01:13:34.170 --> 01:13:47.640

Jim Jensen: The veterinary business was there and the independent building apartments. So department, the back those users were there in this building existed for decades. That way that those uses so

565

01:13:48.570 --> 01:13:56.010

Jim Jensen: While it may be materially deficient on according to the requirements, but is it. Is this something that we need to get Remediated.

566

01:13:57.330 --> 01:13:57.600

pollackmv: Here.

567

01:13:58.830 --> 01:14:04.260

Jim Jensen: I don't know if that's the should be the focus of the of our effort is guess was one on

568

01:14:04.260 --> 01:14:04.440

One.

569

01:14:05.550 --> 01:14:19.620

Paul R. Sysak, RLA (JMC): And Jim that was, you know, that was, that was a focus of one of our discussions with, you know, building inspector and John Kalari and, you know, we brought it up at our first planning board meeting, and, you know, we thought that got beyond that issue.

570

01:14:20.100 --> 01:14:28.080

Paul R. Sysak, RLA (JMC): And we discussed it together and you know it was decided that we're not making it worse with wise and

571

01:14:28.860 --> 01:14:42.870

Paul R. Sysak, RLA (JMC): It was behind us and then it then it surfaced again. So really nice for where that came back, but I understand, everyone you know we should make sure we're doing the right thing. But at this point, you know, we're, you know,

572

01:14:43.680 --> 01:14:44.520

Christopher Carthy: Before long,

573

01:14:44.760 --> 01:14:47.670

Paul R. Sysak, RLA (JMC): And that we go before the you know the zoning board so we

574

01:14:48.720 --> 01:14:50.610

John Fry: If I can also add that the

575

01:14:51.720 --> 01:15:04.230

John Fry: The notion of moving the stair to the west side is primarily driven by the accessible entrance components. So we had to, you know, in in connecting all of the dots.

576

01:15:05.250 --> 01:15:09.060

John Fry: Including the excessive accessible ramp an entry.

577

01:15:12.360 --> 01:15:13.290

John Fry: That lent

578

01:15:14.520 --> 01:15:15.330

John Fry: Among other

579

01:15:16.350 --> 01:15:19.800

John Fry: Factors to having the stair on the

580

01:15:20.100 --> 01:15:20.850

pollackmv: Side of the building.

581

01:15:22.410 --> 01:15:31.800

John Fry: I'm not, you know, and I'm as the discussion is unfolding here. I'm thinking, how would we do that. I'm not sure how we do it.

582

01:15:33.600 --> 01:15:35.820

John Fry: And even if you accomplish that.

583

01:15:37.470 --> 01:15:39.330

John Fry: The reality would be

584

01:15:40.440 --> 01:15:49.470

John Fry: You would make such a convoluted entry sequence for someone going up to the apartment that um

585

01:15:51.660 --> 01:15:55.620

John Fry: You know, I think it would detract from

586

01:15:56.700 --> 01:15:57.480

The apartment.

587

01:16:00.720 --> 01:16:09.540

John Fry: The other, the other notion which I which may or may not have been touched on is that we we have been before the architectural review board.

588

01:16:10.950 --> 01:16:17.400

John Fry: And while I can't speak for them. I forget, Adam. If you were at the meeting, I

589

01:16:17.820 --> 01:16:18.900

Adam Kaufman: Know, not a or b.

590

01:16:19.050 --> 01:16:29.670

John Fry: I think it was it's fair to say they were very enthusiastic, especially about the stair feature. And the way it's integrated with the planting and a landscape feature.

591

01:16:31.560 --> 01:16:38.100

John Fry: In house, how it actually lent to pulling the rear volume and the front volume together so

592

01:16:39.990 --> 01:16:42.540

Jaclyn Tyler: Their words were, you made it out of the park or something like that.

593

01:16:43.260 --> 01:16:44.760

John Fry: I didn't want to say that, but

594

01:16:47.430 --> 01:16:52.410

Christopher Carthy: You know, we all agree that this is late in the game to really be reconfiguring the building. Anyway, we're just

595

01:16:52.440 --> 01:16:53.730

Christopher Carthy: You know, sticking around.

596

01:16:54.240 --> 01:16:58.500

Adam Kaufman: For, you know, these are all questions that really came up from day one.

597

01:16:58.590 --> 01:16:58.950

Christopher Carthy: Right.

598

01:16:59.040 --> 01:17:00.210

Adam Kaufman: How do we accommodate this

599

01:17:00.540 --> 01:17:01.260

Christopher Carthy: Right. Yes.

600

01:17:01.290 --> 01:17:03.240

Adam Kaufman: Jacqueline AND JOHN What

601

01:17:05.580 --> 01:17:10.800

Adam Kaufman: Is what is it a 1600 square foot building or 2000 square feet. Right.

602

01:17:11.430 --> 01:17:11.730

John Fry: Now,

603

01:17:12.330 --> 01:17:12.660

You know,

604

01:17:14.160 --> 01:17:20.610

Adam Kaufman: What are we, what is this bill, how much are you putting into this building and the interior. What's going to be left of it and

605

01:17:21.630 --> 01:17:28.290

Adam Kaufman: Does it make sense to move this building start, start with a new building and a better location that really

606

01:17:29.550 --> 01:17:31.770

Adam Kaufman: frees up the site to to be used better

607

01:17:35.790 --> 01:17:39.720

John Fry: Well, I mean, I know that's a, that's a big question.

608

01:17:41.490 --> 01:17:55.410

John Fry: I'm not sure I can, I can get both hands on that question here on on especially on, on behalf of Mr render. I can say I think with with thoughtful and informed confidence.

609

01:17:56.940 --> 01:18:01.200

John Fry: That removing the building.

610

01:18:02.610 --> 01:18:07.140

John Fry: The and the apartment to sort of start from scratch.

611

01:18:10.350 --> 01:18:14.460

John Fry: I don't think that makes economic sense for unless

612

01:18:16.620 --> 01:18:24.090

John Fry: You knew that the return at the end was going to be significantly more than the return that this

613

01:18:25.350 --> 01:18:36.480

John Fry: Adaptation will provide and I you know I can't say with any guarantee. I just don't think any of us see that. See that in game making any sense.

614

01:18:36.930 --> 01:18:42.870

Jaclyn Tyler: Well, I don't think any of us can make that judgment right now with these unprecedented times

615

01:18:42.930 --> 01:18:43.530

Jaclyn Tyler: To know

616

01:18:43.560 --> 01:18:45.480

Jaclyn Tyler: What the return on that would be

617

01:18:45.900 --> 01:18:48.030

Larry Ruisi: So so so Chris just to

618

01:18:48.780 --> 01:18:49.980

Christopher Carthy: Sum it up to

619

01:18:50.280 --> 01:18:52.560

Larry Ruisi: Repeat what I what I said earlier,

620

01:18:53.610 --> 01:19:04.050

Larry Ruisi: You know all of this works right with the use that that's labeled tier. All of this can work and you know

621

01:19:05.400 --> 01:19:12.060

Larry Ruisi: So, you know, while I'm not thrilled with the with the width of the driveway. I'm a little concerned about future uses

622

01:19:13.170 --> 01:19:22.380

Larry Ruisi: You know, I think the the best the best path here right now, at least for my opinion is to send it on to zoning and see what they have to

623

01:19:22.380 --> 01:19:33.420

Christopher Carthy: Say, I agree with you, Larry. I think we've kicked it around enough. I think we've considered all of the concerns and you know we're far down the road. Now to reinvent this plan.

624

01:19:33.840 --> 01:19:42.060

Christopher Carthy: And there's only so much we can do. It's not a huge building there is certainly economies, consider. So I agree with Larry

625

01:19:43.770 --> 01:19:49.410

Christopher Carthy: Board members. I'm I'm inclined to agree. Let's let the CVA have a shot at this.

626

01:19:51.060 --> 01:19:51.360

Steven's iPad: First

627

01:19:57.090 --> 01:19:57.780

Steven's iPad: Oh, you know, I just

628

01:19:58.830 --> 01:20:10.410

Steven's iPad: echo what you're saying and just chime in, by saying, I'm not sure if it's wise to have them reinvent or spend time and treasure to re engineer this entire building with the stairs to the west side.

629

01:20:11.280 --> 01:20:22.500

Steven's iPad: By doing that by doing by trying to achieve a two lane driveway obviously on the east side, you're also losing valuable planting and escaping buffers.

630

01:20:23.160 --> 01:20:23.850

Steven's iPad: Which will then

631

01:20:23.880 --> 01:20:25.350

Steven's iPad: Tend to Western this and

632

01:20:26.850 --> 01:20:29.940

Steven's iPad: The aesthetics of this building right now. I think there's just

633

01:20:29.940 --> 01:20:30.660

Steven's iPad: Enough where

634

01:20:30.960 --> 01:20:41.250

Steven's iPad: It's not perfect, but the landscaping will definitely enhance what we have here and what Paul had mentioned by expanding the entrance to the

635

01:20:42.060 --> 01:20:53.520

Steven's iPad: facility itself that also dovetails into what Mr Ferrari said on 20 better for road. Whereas if somebody comes in, they can actually q into the left or to the right. And in other words, pass

636

01:20:55.080 --> 01:21:01.110

Steven's iPad: Successfully out the front if the, if that for that neck is wider at the front of the

637

01:21:02.130 --> 01:21:12.090

Steven's iPad: On the street. So if he does open that neck up a touch. I think that will go a long way to solve that problem. Soften the front, a little bit. And I think, okay, can work the way we

638

01:21:12.750 --> 01:21:13.080

Christopher Carthy: The way.

639

01:21:13.500 --> 01:21:18.930

Christopher Carthy: I proposed yeah okay thank you see anyone else want anything else.

640

01:21:19.980 --> 01:21:31.890

pollackmv: I just had one question. Are we, I don't disagree with anything anyone said, So are we in agreement with the parking deficiency is three spaces.

641

01:21:34.230 --> 01:21:36.180

pollackmv: Or is the open question about that.

642

01:21:36.870 --> 01:21:41.850

Adam Kaufman: Unless the building department changes the way they're looking at the project. Yes, that's what it is.

643

01:21:43.680 --> 01:21:51.240

Adam Kaufman: You know, I had a comment in my memo about the storage space on the second floor and you know that could potentially change it by a space or two but

644

01:21:51.540 --> 01:21:56.610

Jaclyn Tyler: Just to clarify that square footage was included in the number that note was just

645

01:21:56.790 --> 01:22:08.610

Jaclyn Tyler: And we'll put a footnote on for the zoning board that note was just to indicate that like storage doesn't have a parking space. But when you add all the numbers up that storage numbers included in that in the number for the seven

646

01:22:09.990 --> 01:22:10.740

Jaclyn Tyler: On the front sheet.

647

01:22:11.100 --> 01:22:12.690

Adam Kaufman: Oh, I thought it said it was not

648

01:22:14.280 --> 01:22:17.550

Jaclyn Tyler: Can you switch to the brunch to the

649

01:22:19.800 --> 01:22:21.540

Jaclyn Tyler: Yeah, so that's 16

650

01:22:22.980 --> 01:22:34.050

Jaclyn Tyler: Thanks for the under the Parkin assessment. The renovated 1615 square foot business divided by the 250. That's what it does that 1650 includes that store.

651

01:22:34.710 --> 01:22:36.450

Adam Kaufman: Then what is the note say on the floor.

652

01:22:36.480 --> 01:22:44.790

Jaclyn Tyler: That note was just trying to indicate that we don't we don't for see part like parking for that storage. So we'll clarify that.

653

01:22:45.300 --> 01:22:47.010

Adam Kaufman: Metal and then that answer.

654

01:22:47.220 --> 01:22:49.620

Adam Kaufman: Yeah, does answer that question.

655

01:22:49.950 --> 01:22:50.130

Yeah.

656

01:22:51.240 --> 01:22:54.780

Jaclyn Tyler: Yeah, I apologize for the confusion log will reward that okay

657

01:22:57.180 --> 01:22:57.900

Christopher Carthy: Jim anything

658

01:22:58.380 --> 01:22:58.860

Missile

659

01:23:03.810 --> 01:23:05.760

pollackmv: Michael, you want to milk. Oh.

660

01:23:07.830 --> 01:23:09.870

pollackmv: Well know to clarify that, because I

661

01:23:12.780 --> 01:23:19.230

pollackmv: Was efficiency of three or comfortable referring to the GTA.
And I would be with a deficiency of five.

662

01:23:19.710 --> 01:23:21.000

pollackmv: On where we are with the clarify.

663

01:23:23.790 --> 01:23:24.240

Yes.

664

01:23:26.010 --> 01:23:30.120

Christopher Carthy: So, okay, I'll make a motion to send this to the CDA

665

01:23:33.210 --> 01:23:33.750

Steven's iPad: Second,

666

01:23:34.890 --> 01:23:35.760

Christopher Carthy: All in favor.

667

01:23:36.900 --> 01:23:37.230

Steven's iPad: Right.

668

01:23:37.590 --> 01:23:38.700

Christopher Carthy: Okay, so how

669

01:23:41.790 --> 01:23:42.330

Christopher Carthy: Do we hear from

670

01:23:42.360 --> 01:23:45.870

Jim Jensen: Jim Johnson. Hi. Hi. I was unmuted. Sorry about that.

671

01:23:47.340 --> 01:23:47.760

Steven's iPad: Come on.

672

01:23:50.220 --> 01:23:50.460

Jim Jensen: Sorry.

673

01:23:51.930 --> 01:23:52.770

Jim Jensen: I'm a little more sugar.

674

01:23:54.330 --> 01:23:54.420

Larry Ruisi: A

675

01:23:55.500 --> 01:23:56.160

Larry Ruisi: Lot more

676

01:23:57.690 --> 01:23:59.190

Christopher Carthy: People, good luck with the CPA.

677

01:24:00.270 --> 01:24:01.170

Paul R. Sysak, RLA (JMC): Thank you very much for

678

01:24:01.260 --> 01:24:02.580

Jaclyn Tyler: Being here. Have a good evening.

679

01:24:03.510 --> 01:24:05.010

Vinny Renda: Thank you, everybody. Have a good night.

680

01:24:26.430 --> 01:24:30.030

Christopher Carthy: So the next application before it's 77 Lafayette Avenue.

681

01:24:36.510 --> 01:24:39.000

Christopher Carthy: We have a draft resolution for this application.

682

01:24:39.600 --> 01:24:42.360

Adam Kaufman: Right, which you cannot act on

683

01:24:43.290 --> 01:24:44.700

Christopher Carthy: Because we don't have the gate.

684

01:24:45.960 --> 01:24:48.690

Christopher Carthy: There variances right there have been variances. Yeah.

685

01:24:49.350 --> 01:24:49.860

I'm

686

01:24:51.090 --> 01:24:53.460

Valerie B Desimone: Going to read the publication. No.

687

01:24:54.480 --> 01:24:56.070

Christopher Carthy: Oh, do I have, I am

688

01:24:59.850 --> 01:25:04.560

Christopher Carthy: we reopen that means of ours that we opening as a public hearing tonight.

689

01:25:05.130 --> 01:25:09.180

Valerie B Desimone: Yes 77 Lafayette is a on the book for the first time tonight.

690

01:25:11.190 --> 01:25:12.540

Valerie B Desimone: I have the notes in front of me.

691

01:25:13.320 --> 01:25:14.670

Christopher Carthy: Can you read it please. Yeah.

692

01:25:15.270 --> 01:25:21.690

Valerie B Desimone: Sure notices here by, given that the North castle planning board will hold a public hearing online at NC TV.

693

01:25:22.170 --> 01:25:36.300

Valerie B Desimone: And in Armonk and Thanks Phil on NCT Cablevision 18 and Verizon 39 in North White Plains. On September 14 2020 at 7pm or soon thereafter when any person may be heard in favor of or

694

01:25:36.330 --> 01:25:44.880

Valerie B Desimone: Against 77 Lafayette and your site plan application, the application is seeking to establish a new sign manufacturing business at the subject site.

695

01:25:45.330 --> 01:25:57.990

Valerie B Desimone: property is located at 77 Lafayette Avenue and norm on the north castle tax maps as section 122 point 12 block one lot 35 within the i n da zoning district.

696

01:25:58.440 --> 01:25:59.160

Valerie B Desimone: Public comments.

697

01:26:00.000 --> 01:26:00.330

To

698

01:26:02.790 --> 01:26:15.210

Valerie B Desimone: Planning at North castle and why CALM BEFORE during the meeting an invitation to the meeting will be given. If you would like to provide live comments to the board during the meeting by order of the North castle playing board chair Christopher

699

01:26:16.770 --> 01:26:17.190

Valerie B Desimone: Chairman.

700

01:26:19.080 --> 01:26:22.020

Valerie B Desimone: You're welcome all paperwork is in order for this application.

701

01:26:23.610 --> 01:26:26.280

Christopher Carthy: So Robert, you're on.

702

01:26:28.920 --> 01:26:34.050

Robert Bants: I yeah I'm on my phone right now. My computer is resetting. Can you hear me.

703

01:26:34.230 --> 01:26:34.620

Christopher Carthy: Yes.

704

01:26:34.890 --> 01:26:35.310

We do.

705

01:26:37.020 --> 01:26:37.260

Look,

706

01:26:38.670 --> 01:26:44.010

Adam Kaufman: Essentially Christopher. This is an application for a change of use the building department.

707

01:26:44.520 --> 01:26:57.780

Adam Kaufman: For a new sign company and industrial use on this, like the building department will issue any permits for the building until the planning board issues of site plan for for the property. There's nothing you know records that the planning board ever

708

01:26:58.050 --> 01:26:59.370

Christopher Carthy: Granted site plan approval.

709

01:26:59.670 --> 01:27:03.660

Adam Kaufman: Was originally built in the 1950s, as a watch.

710

01:27:04.860 --> 01:27:06.930

Adam Kaufman: industrial manufacturing use

711

01:27:07.200 --> 01:27:10.470

Adam Kaufman: Over the years, other users have come in and gone on the site.

712

01:27:10.680 --> 01:27:12.810

Adam Kaufman: But never getting site come in approval.

713

01:27:13.740 --> 01:27:22.770

Adam Kaufman: So we need to memorialize what's on the site. But in order to do that, the applicant needs several variances and we've met. We've discussed this before with the board.

714

01:27:23.220 --> 01:27:33.990

Adam Kaufman: About get about the Africans need for those variances and the African appeared once before the Zoning Board of appeals, but everything couldn't be wrapped up in time for tonight, but we were trying to

715

01:27:34.380 --> 01:27:44.100

Adam Kaufman: Expedite this and get this hearing scheduled, but we can't take any action tonight you really just need to return it until the African gets the required variances from the zone.

716

01:27:44.790 --> 01:27:45.060

Right.

717

01:27:46.770 --> 01:27:50.250

Christopher Carthy: So the applicant on Robert, do you understand without under said

718

01:27:53.700 --> 01:28:01.710

Christopher Carthy: Essentially, we can't, we can't act on the draft resolution, because it's it's it's requires the variances to be

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01:28:02.130 --> 01:28:13.800

Christopher Carthy: Part of the resolution, and since you don't have them. We can't do anything until you get your balances and once we have

them we can plug them into that draft resolution and act on the draft resolution.

720

01:28:14.460 --> 01:28:17.520

Adam Kaufman: Right, I went over that with Robert and the property owner

721

01:28:17.880 --> 01:28:24.060

Christopher Carthy: Alright, so then you know what Adam, what I'm going to do is since it's a public hearing. There's no one here for the public hearing

722

01:28:24.450 --> 01:28:25.140

Adam Kaufman: That's correct.

723

01:28:25.560 --> 01:28:32.370

Christopher Carthy: Alright, so I can make a motion to adjourn the public hearing and we can reopen it once the variances are here. Yep.

724

01:28:32.430 --> 01:28:33.990

Adam Kaufman: I think that's the appropriate action.

725

01:28:35.100 --> 01:28:35.610

Kellard Sessions: If I may,

726

01:28:36.060 --> 01:28:36.420

Yeah.

727

01:28:37.500 --> 01:28:37.890

Christopher Carthy: Maybe

728

01:28:37.950 --> 01:28:44.010

Kellard Sessions: Robert, I don't know if you can answer it, but I was looking at the site plan you showed 13 spark parking spaces at the rear of the property.

729

01:28:45.210 --> 01:28:46.920

Kellard Sessions: By my account. There's only 12

730

01:28:48.300 --> 01:28:51.750

Kellard Sessions: I'm wondering if the variance, you're seeking for the parking is accurate or not.

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01:28:54.060 --> 01:29:03.180

Robert Bants: I don't have an answer that I believe that Ed sweet be the architect is provided an update to the draft of the plan that reflects that.

732

01:29:03.870 --> 01:29:22.110

Robert Bants: And my understanding is that there's also some communication regarding prior documentation of the non conformance of the building, dating from when the original loader purchase the property. So there, there's a significant amount of communication going on in the background.

733

01:29:23.550 --> 01:29:24.660

Adam Kaufman: Yeah, that's a good point.

734

01:29:26.400 --> 01:29:27.750

Kellard Sessions: I think is only 33

735

01:29:29.340 --> 01:29:33.570

Kellard Sessions: I think it's mislabeled is 36 existing as opposed to 37 yeah

736

01:29:33.900 --> 01:29:37.020

Jim Jensen: But it was it was one counselor, where the dumpster was is that the OH.

737

01:29:37.500 --> 01:29:43.350

Kellard Sessions: It's possible, but I think you need to verify that you get the act very accurate. You don't want to have to go back

738

01:29:46.950 --> 01:29:47.310

Right.

739

01:29:56.070 --> 01:29:58.920

Christopher Carthy: He's already been referred to the CVA

740

01:29:59.280 --> 01:30:00.810

Christopher Carthy: Right, so

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01:30:01.920 --> 01:30:05.220

Christopher Carthy: Again, it still leaves the planning for but nothing to do right now.

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01:30:06.630 --> 01:30:10.680

Valerie B Desimone: Right, Christopher had made a motion to adjourn. I was just waiting for a second on that.

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01:30:12.330 --> 01:30:13.890

Christopher Carthy: Joe's or anything else you want to add

744

01:30:14.490 --> 01:30:15.480

Kellard Sessions: Those in. I just wanted

745

01:30:16.410 --> 01:30:18.570

Christopher Carthy: So I made a motion to adjourn the public hearing

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01:30:19.860 --> 01:30:21.780

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

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01:30:23.370 --> 01:30:25.680

Christopher Carthy: It will see you next time. Robert

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01:30:27.750 --> 01:30:45.540

Christopher Carthy: I think if you will the next application before it says Harris at nine strolling road north. This is the sidewalk. We had a sidewalk. The other day we walk this site. This is the application where the applicant wants to build a swimming pool 100% in the wetland buffer.

749

01:30:50.580 --> 01:30:52.500

Adam Kaufman: I think this is Dan hope. I'm going to try

750

01:30:52.920 --> 01:30:53.250

Okay.

751

01:31:04.590 --> 01:31:04.980

Adam Kaufman: Yes.

752

01:31:09.540 --> 01:31:09.810

Dan: Hello.

753

01:31:22.860 --> 01:31:23.070

Hello.

754

01:31:24.390 --> 01:31:24.840

Good evening.

755

01:31:27.600 --> 01:31:30.150

Dan: Try to get some volume up here. I'm not hearing you. Very well, hold on.

756

01:31:31.530 --> 01:31:32.010

Dan: A better

757

01:31:33.150 --> 01:31:37.740

Christopher Carthy: We just walked this the other day, we're pretty familiar with it so you can move along.

758

01:31:38.040 --> 01:31:41.850

Adam Kaufman: Without the point here, Christopher, I think, is for the board to discuss the sidewalk.

759

01:31:42.420 --> 01:31:45.060

Adam Kaufman: Actually, the next three items on the agenda or

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01:31:46.770 --> 01:31:49.560

Adam Kaufman: There's no new information coming from the applicant at this point.

761

01:31:53.100 --> 01:31:53.850

Christopher Carthy: So me that

762

01:31:53.910 --> 01:32:06.750

Dan: We expected. I apologize. We're going to have white Yost on tonight. In case you have any specific question for her. She'll be handling the mitigation plan for the application.

763

01:32:08.970 --> 01:32:11.520

Dan: Which was Bob with other meeting.

764

01:32:14.310 --> 01:32:21.990

Larry Ruisi: Chris has the as the conservation board made any determination on the site. It's as at this point.

765

01:32:22.440 --> 01:32:24.720

Adam Kaufman: No, not yet. Sorry for free.

766

01:32:27.150 --> 01:32:27.600

Larry Ruisi: It seems

767

01:32:27.630 --> 01:32:31.560

Larry Ruisi: It seems to me that that's that's important input.

768

01:32:32.100 --> 01:32:38.550

Larry Ruisi: As to what you know where the conservation board is on this because it is 100%

769

01:32:39.780 --> 01:32:42.090

Larry Ruisi: I guess in the in the in the buffer.

770

01:32:43.650 --> 01:32:52.320

Larry Ruisi: So from my point of view, I'd like to get you know they're thinking on that. And is there possible mitigation.

771

01:32:54.180 --> 01:33:00.480

Larry Ruisi: I just, I just don't feel I have enough facts to really move forward without hearing from conservation.

772

01:33:00.570 --> 01:33:08.790

Christopher Carthy: There's no way that we can move forward in terms of approving this application without a weapon permit, which would require the conservation board to intervene.

773

01:33:09.090 --> 01:33:11.250

Christopher Carthy: But is the question before Sanam tonight.

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01:33:11.310 --> 01:33:14.160

Christopher Carthy: Whether or not we want to refer to the conservation board.

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01:33:15.450 --> 01:33:22.710

Adam Kaufman: Know you well unless you feel that there is a lack of information for the conservation board to start discussing

776

01:33:24.120 --> 01:33:30.150

Adam Kaufman: Which I don't think is the case mission, the board and the planning. We're in the conservation board went out to the site.

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01:33:30.600 --> 01:33:42.810

Adam Kaufman: I think it makes sense for us to hear from them tonight if the board had some feedback for the applicant based on that site walk that would be appropriate if not we can just continue

778

01:33:43.170 --> 01:33:44.220

Adam Kaufman: Will continue the review.

779

01:33:44.700 --> 01:33:53.370

Christopher Carthy: But I'm curious about is the precedent for allowing a pool 100% in the buffer. Is there a precedent for that.

780

01:33:53.910 --> 01:33:57.990

Adam Kaufman: Yes, the board has definitely done that on occasion.

781

01:33:58.530 --> 01:34:09.000

John Krupa: Okay, actually, Chris. I'm sorry. Adam for chime in and Chris. That is a question that that we've actually been pondering for a while, and I think that's something that perhaps we should

782

01:34:09.810 --> 01:34:14.370

John Krupa: Address jointly since we're talking about a joint meeting at this point. I think that that's something that

783

01:34:15.750 --> 01:34:16.200

John Krupa: Agenda

784

01:34:17.010 --> 01:34:21.060

Christopher Carthy: Right now it's coming back to me. We didn't allow it on

785

01:34:22.350 --> 01:34:29.280

Christopher Carthy: creamer, where was it. So what is the significance, Joe, what is the significance of this weapon.

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01:34:30.300 --> 01:34:30.510

Christopher Carthy: Yeah.

787

01:34:31.920 --> 01:34:32.820

Larry Ruisi: That's a great question.

788

01:34:34.890 --> 01:34:39.480

Kellard Sessions: Chris, I haven't walked it. I don't know. I'd have to talk to Brian or Dave and see what their thoughts are on it.

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01:34:40.860 --> 01:34:42.390

Kellard Sessions: But I can't answer that right now.

790

01:34:42.600 --> 01:34:51.690

Adam Kaufman: All right. Yeah. And I don't think it's as simple as saying has the board ever done it before each each situation has different set of facts.

791

01:34:51.780 --> 01:34:52.140

Christopher Carthy: Right.

792

01:34:52.170 --> 01:35:03.780

Adam Kaufman: Right, you might have an older piece of property that was previously disturbed and the impact of putting a pool in a previously disturbed area is very minor

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01:35:04.230 --> 01:35:13.530

Adam Kaufman: Or the wetland. There was a big gray differential between the weapons and the buffer. So it's not one size fits all. And you have to closely evaluate

794

01:35:14.580 --> 01:35:16.020

Adam Kaufman: The circumstances on

795

01:35:16.020 --> 01:35:17.010

Adam Kaufman: Each application.

796

01:35:17.700 --> 01:35:24.990

Christopher Carthy: Now I remember when we looked at on the job on creamer where they pull with 100% of the wetland buffer. It was an entirely different site. It was a

797

01:35:25.200 --> 01:35:34.110

Christopher Carthy: fully mature site lawn etc that ran eventually to a stream that was dictating the wetland. And then there was an entire piece of property beyond the stream.

798

01:35:34.320 --> 01:35:45.060

Christopher Carthy: And we were able to dedicate that to conservation and do a number of things. So I appreciate the fact that this is this application and putting a pole in a wetland buffer that is not disturb

799

01:35:47.700 --> 01:35:48.060

Adam Kaufman: Well,

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01:35:48.090 --> 01:35:50.040

Adam Kaufman: Thank you sir Right

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01:35:51.120 --> 01:35:53.340

Adam Kaufman: Start without a permit.

802

01:35:53.880 --> 01:36:10.410

Jim Jensen: You know what I thought was interesting was that just the soda is a gross land coverage over to about 25% or so on. So there's some, you know, this would be incrementally adding to that Crossland coverage to that. I guess the 25% overs does not count.

803

01:36:11.550 --> 01:36:14.610

Jim Jensen: What would be considered for the pool amenity this point.

804

01:36:15.720 --> 01:36:22.950

Jim Jensen: Was that right or did the 25% count the pool. I was having a little trouble following the the overage on the grassland coverage.

805

01:36:24.150 --> 01:36:25.110

Jim Jensen: That was your name.

806

01:36:25.170 --> 01:36:27.660

Dan: But we do we recognize the need for

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01:36:28.770 --> 01:36:31.830

Dan: Various on on those land coverage.

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01:36:33.780 --> 01:36:41.490

Dan: A couple of a couple of years ago, Google was planted to expand the house and make the other not be in the house wasn't expanded it was improved.

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01:36:41.970 --> 01:36:51.600

Dan: And then there were some other activities that took place in the driveway or one that they lost my coverage to the max, give or take a few wanted to see

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01:36:53.070 --> 01:37:00.630

Dan: This, for whatever reason, or whatever explanation, which I'm not aware of it actually increased while was being built to a greater number than

811

01:37:01.260 --> 01:37:13.440

Dan: Was initially anticipated or blue. So it's a couple hundred feet over. For that reason, the pool itself and the patio around the pool is as entirely needing a variance. No question about it.

812

01:37:14.820 --> 01:37:23.640

Christopher Carthy: And just refresh my memory is actually questions the patio itself contributes to the coastline coverage is the pole itself contributed close I uncovered as well.

813

01:37:24.060 --> 01:37:34.140

Christopher Carthy: Right. Yeah, that's good. Right. Right. I mean, in something that's a priority is the pool doesn't contribute to go sign coverage because it actually received water as opposed to

814

01:37:36.150 --> 01:37:38.460

Christopher Carthy: You know, providing place for one and not to go

815

01:37:39.450 --> 01:37:42.270

Adam Kaufman: Right there, that is not necessarily if you

816

01:37:42.270 --> 01:37:48.000

Kellard Sessions: Can remember things. Chris, you have land coverage and then coverage that you need to mitigate from storm water stifling

817

01:37:48.480 --> 01:37:48.900

Kellard Sessions: Right.

818

01:37:49.770 --> 01:37:53.820

Christopher Carthy: So you don't have to. You don't have to mitigate the square footage of the pool for storm water.

819

01:37:55.170 --> 01:37:57.840

Kellard Sessions: No, we don't require that. For that reason, you just mentioned the

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01:37:59.820 --> 01:38:00.150

Christopher Carthy: Word.

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01:38:00.360 --> 01:38:11.550

Adam Kaufman: All right. But one of the reasons the plate. The town board back in the day when they established gross land coverage was not and they specifically called it that and not impervious surface coverage.

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01:38:12.210 --> 01:38:18.330

Adam Kaufman: Because they were getting at something a little bit different. While impervious surfaces part of

823

01:38:18.600 --> 01:38:24.300

Adam Kaufman: My reason they wanted to regulate but they wanted to regulate stuff on top of the ground.

824

01:38:24.690 --> 01:38:25.080

Christopher Carthy: Got it.

825

01:38:25.770 --> 01:38:29.190

Christopher Carthy: And those impacts. Thank you, Adam, that makes sense. You got it.

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01:38:36.660 --> 01:38:42.720

Dan: And the, I would just like to add one thing, and I'm not denigrating it at all, but

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01:38:43.200 --> 01:38:53.610

Dan: The wetlands that in that property or basically wetland because of all the drainage just come down to the property from the roadway around us and that includes see more. It also includes our neighboring properties.

828

01:38:53.640 --> 01:39:07.530

Dan: Which gets drainage from Sterling road as well and comes down across from us. So there's, there are wetlands activities there. No question about it. But most of the water that's coming through their property is untreated drainage from the roadway system.

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01:39:08.520 --> 01:39:15.570

Christopher Carthy: Joe would it be helpful. Joe, is it possible to have the town of North castle wetland consultant and the cosmic

830

01:39:17.130 --> 01:39:22.110

Christopher Carthy: advise the conservation board in the planning board on the significance of this weapon.

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01:39:24.060 --> 01:39:26.700

Christopher Carthy: I mean, that would, I think that would help the planning board.

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01:39:28.740 --> 01:39:31.410

Christopher Carthy: You know, and the conservation board.

833

01:39:32.490 --> 01:39:36.780

Christopher Carthy: In terms of how they manage this application.

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01:39:37.410 --> 01:39:43.620

Dan: We also have Beth Evans in Q1 that's to help us with this. Yeah. Wetlands delineation and

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01:39:45.060 --> 01:39:53.880

Kellard Sessions: Then typically someone like that, you know, I could provide this board and conservation board with a you know the function analysis of the wetlands.

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01:39:54.990 --> 01:40:06.000

Kellard Sessions: And provide a report to the Board. We could certainly would certainly review it. But describing the wetland its, its function. It's, you know, quality well from a

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01:40:08.340 --> 01:40:11.010

Kellard Sessions: Habitat and flora, fauna.

838

01:40:13.350 --> 01:40:24.270

Kellard Sessions: One storage. So you know that may be something you want to request of the African at this time. And then we can review that as well as that, you know, obviously, look at the wetland ourselves and have our own opinion.

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01:40:24.810 --> 01:40:36.270

Christopher Carthy: Joe when when the person who mapped out the weapons, whoever mapped out the wetlands. Isn't that typically part of a weapon report where they do give us the significance of the wetland who map the weapons.

840

01:40:37.620 --> 01:40:37.920

Dan: It was

841

01:40:38.220 --> 01:40:44.670

Dan: The first wetland. The first wetland delineation with Kurt was flags for the pool next door to us.

842

01:40:46.590 --> 01:40:54.630

Dan: And that line shows on our map right now merits picked it up some time ago. And then when we bought that that out the line moves.

843

01:40:55.440 --> 01:40:57.180

Dan: which coincidentally seems like I get

844

01:40:57.180 --> 01:41:01.830

Dan: Those projects delighted wonderful next door was built the wetland line move further into our site.

845

01:41:03.540 --> 01:41:04.290

Christopher Carthy: So, Dan.

846

01:41:05.430 --> 01:41:12.840

Kellard Sessions: What we might have one consultants for the applicant flag the wetland boundaries. We don't always require that they provide a function analysis.

847

01:41:12.990 --> 01:41:26.040

Christopher Carthy: Ok, ok, I would have thought they would have done that Dan. So is it possible for you to procure the report from a wetland consultants, you know, basically detailing the significance of this one.

848

01:41:27.060 --> 01:41:35.130

Dan: Sure. I guess the question I would have is how, how do we find that is that for the conservation borders after you before we go to the conservation work.

849

01:41:38.550 --> 01:41:40.170

Adam Kaufman: He gave it to both of us. Yeah.

850

01:41:40.320 --> 01:41:50.400

Dan: Well, of course we would share it. But I mean, do we have to do this and show with you before we go conservation board or is it something that we can get a conversation going with the conservation board in this report.

851

01:41:50.820 --> 01:41:51.930

Dan: And share all that with you.

852

01:41:52.590 --> 01:41:57.660

John Krupa: We'd like to see it at the conservation board if that's okay, sounds like this is something that we should discuss

853

01:41:57.840 --> 01:42:00.510

Dan: Know, JOHN I didn't hear all the mind repeating

854

01:42:01.980 --> 01:42:02.370

John Krupa: I'm sorry.

855

01:42:02.460 --> 01:42:06.660

John Krupa: I said that I wouldn't mind having this at the conservation board to discuss

856

01:42:07.920 --> 01:42:10.800

John Krupa: It's not. I know it's it's not on our agenda for tomorrow.

857

01:42:12.420 --> 01:42:16.350

Kellard Sessions: Something you wanted to see before you even consider referring us to the seat because

858

01:42:16.980 --> 01:42:24.510

Christopher Carthy: I think it's okay for them to create report, go to the conservation board with report that the conservation board digest that report.

859

01:42:24.750 --> 01:42:35.310

Christopher Carthy: We can digest instantaneously so that we can all collaborate on that. I don't think we have to see it before conservation season least that's how I see it other board members can opine

860

01:42:37.500 --> 01:42:39.000

Larry Ruisi: I think that makes sense, Chris.

861

01:42:39.870 --> 01:42:48.840

Dan: And we can certainly share with you know Keller sessions. I mean, Dave sections to look at it during that process and be ready to respond to

862

01:42:49.200 --> 01:42:50.670

Christopher Carthy: The same time, right.

863

01:42:52.470 --> 01:42:52.740

Dan: So,

864

01:42:52.860 --> 01:42:54.570

Dan: That's what you want to do. I'm not trying to

865

01:42:55.980 --> 01:43:02.490

Christopher Carthy: Yeah, yeah. I think that makes sense. And why don't we ask you to get that weapon report so we understand what we're dealing with.

866

01:43:02.970 --> 01:43:14.850

Christopher Carthy: Let's get that over to kill out sessions and to the conservation board so that the wetland consultant for the town of North castle can come here as well and review that went on report with us.

867

01:43:16.710 --> 01:43:22.110

Dan: Not a problem. I'm guessing. The only other question I would have if I can keep going here is

868

01:43:23.280 --> 01:43:29.190

Dan: You know, what is the cart before the horse. Should I be going to the to the zoning board first.

869

01:43:29.760 --> 01:43:30.810

Dan: Because it was only

870

01:43:30.810 --> 01:43:33.120

Dan: Board says no to the land coverage.

871

01:43:33.240 --> 01:43:34.860

Dan: Right and a wetland from it as mode.

872

01:43:35.460 --> 01:43:39.060

Dan: Right, and I think I need to get a referral by you, before I can do that.

873

01:43:39.330 --> 01:43:43.560

Christopher Carthy: Yeah, that's true. Yeah, I agree with that, you know,

874

01:43:44.730 --> 01:43:50.850

Christopher Carthy: Board members, he wants to go over to the CVA to get as close to encourage violence before he gets his weapon permit.

875

01:43:51.870 --> 01:43:53.250

Christopher Carthy: Does anyone have a problem with that.

876

01:43:57.060 --> 01:43:58.260

pollackmv: Problem with it, but

877

01:43:59.910 --> 01:44:02.550

pollackmv: I don't know which is the car and which is the horse because

878

01:44:03.030 --> 01:44:06.270

pollackmv: The alternative is there's no guarantee we have

879

01:44:12.840 --> 01:44:18.630

Roland Baroni: Chris, you really have to complete your seeker review your environmental review before the CBI could act.

880

01:44:18.870 --> 01:44:20.160

Christopher Carthy: Okay, okay.

881

01:44:21.120 --> 01:44:21.420

Oh,

882

01:44:22.800 --> 01:44:23.100

Roland Baroni: Yeah.

883

01:44:24.570 --> 01:44:24.870

Christopher Carthy: All right.

884

01:44:25.980 --> 01:44:35.700

Christopher Carthy: We all agree, we'll send them to conservation, you'll get his white, little report, and then they will get a wetland wetland review from the time and North Council weapon consultant

885

01:44:40.110 --> 01:44:40.680

Adam Kaufman: Continue.

886

01:44:41.340 --> 01:44:44.580

Christopher Carthy: All right. So then you've got your marching orders.

887

01:44:45.270 --> 01:44:46.020

Dan: That's why we're here.

888

01:44:47.220 --> 01:44:47.610

Christopher Carthy: Thank you.

889

01:44:47.640 --> 01:44:48.330

Dan: Thank you very much.

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01:44:48.540 --> 01:44:49.290

Dan: Appreciate the time

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01:44:49.320 --> 01:44:49.770

John Krupa: Thank you.

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01:44:50.250 --> 01:44:50.460

I

893

01:44:51.900 --> 01:44:52.350

Adam Kaufman: Like it

894

01:44:56.640 --> 01:45:07.440

Christopher Carthy: Okay, so the next application before it says, For rally at six Pine Ridge Road in reference to instruction have a two story garage and special use permit.

895

01:45:09.870 --> 01:45:10.650

Steve Farrelly: It's just that.

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01:45:13.200 --> 01:45:13.470

Steve Farrelly: That's

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01:45:15.420 --> 01:45:16.860

Steve Farrelly: Why write down the tree.

898

01:45:24.690 --> 01:45:29.160

Christopher Carthy: So somebody who's got a radio one in the background or TV or something they could turn that off, please.

899

01:45:39.720 --> 01:45:43.290

Christopher Carthy: I miss differently. Are you making the application or you have someone here with you.

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01:45:44.490 --> 01:45:48.060

Steve Farrelly: I think Ralph, it should be here as well.

901

01:45:48.450 --> 01:45:50.250

Adam Kaufman: Okay, I can recollect, Ralph.

902

01:46:04.410 --> 01:46:04.920

Adam Kaufman: Good evening.

903

01:46:05.430 --> 01:46:07.860

Ralph Alfonzetti: Good evening, guys. How you doing, can you guys hear me. Yep.

904

01:46:08.280 --> 01:46:09.480

Ralph Alfonzetti: Clear. Okay.

905

01:46:10.980 --> 01:46:14.700

Christopher Carthy: So just a reminder to the board. We also had a sidewalk here the other day.

906

01:46:14.760 --> 01:46:19.260

Christopher Carthy: And this is a the objective of today's meeting is a discussion of that site wall.

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01:46:22.620 --> 01:46:23.190

Ralph Alfonzetti: Correct.

908

01:46:27.210 --> 01:46:27.780

Christopher Carthy: So,

909

01:46:29.850 --> 01:46:30.570

Christopher Carthy: Does anyone want to

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01:46:31.590 --> 01:46:33.390

Christopher Carthy: Start asking any questions here.

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01:46:41.370 --> 01:46:46.410

Christopher Carthy: We received a letter from one of your neighbors today who's concerned about the

912

01:46:47.880 --> 01:47:02.820

Christopher Carthy: commercial uses of the garage. So can. First of all, can you address some of the concerns again every express today in terms of commercial uses that you've exhibited on the street before and how that how that will happen going forward.

913

01:47:03.630 --> 01:47:12.270

Steve Farrelly: I don't think there's any justification for my neighbor for saying that. It just feels like it's a disgruntled

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01:47:13.800 --> 01:47:23.460

Steve Farrelly: Neighbor if they ever had any issue. I don't know if they reported it to the town have any proof or pictures or anything of proof of what they

915

01:47:24.570 --> 01:47:26.430

Steve Farrelly: Actually said in the leather.

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01:47:27.840 --> 01:47:40.020

Steve Farrelly: The neighbor. I've never, never even seen, I wouldn't know who they even are. I know all the other neighbors in the town in the whole area here, and I would never

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01:47:41.340 --> 01:47:45.300

Steve Farrelly: Do that and park commercial vehicles overnight and

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01:47:47.430 --> 01:47:54.480

Steve Farrelly: I mean, there was a laundry list sounded more like they were venting than anything else.

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01:47:58.020 --> 01:48:06.780

Christopher Carthy: Well, I just want to reiterate that the the bills commercial uses that they spoke about are not permitted.

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01:48:08.400 --> 01:48:09.120

Of course,

921

01:48:11.130 --> 01:48:26.190

Christopher Carthy: Alright, so now we have the issue of a special use permit because this is a two story garage at the size of the garage, the proximity of the garage to the streets, stuff like that are things that we should consider as a board, so I need the planning board to

922

01:48:28.920 --> 01:48:41.340

Christopher Carthy: Think about how this garage is going to impact the community usage trust cars going in and out of the building, etc. Those kind of things are things that we should think about right now.

923

01:48:42.510 --> 01:48:48.570

Larry Ruisi: Maybe, maybe missed the Farley could tell us you know what the plans. What do you how do you plan to use this

924

01:48:49.650 --> 01:48:50.250

Larry Ruisi: new building.

925

01:48:51.000 --> 01:48:53.760

Steve Farrelly: Simply first storage above it and parking underneath.

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01:48:55.020 --> 01:48:58.260

Larry Ruisi: So three car garage and how many the additional

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01:49:00.630 --> 01:49:02.850

Larry Ruisi: The current there's a current three car garage. Right.

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01:49:03.120 --> 01:49:09.120

Steve Farrelly: Is the current three car garage. And this is an additional three car garage with storage above it.

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01:49:12.060 --> 01:49:14.550

Larry Ruisi: So six space like obviously

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01:49:15.480 --> 01:49:15.960

Yes.

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01:49:17.220 --> 01:49:19.470

Larry Ruisi: And that's all personal use of cars.

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01:49:20.550 --> 01:49:30.960

Steve Farrelly: That's, you know, I have two cars. My wife has a car, my daughter just turned 16 so she's going to be driving soon and I for other

933

01:49:31.590 --> 01:49:44.430

Steve Farrelly: Three other children after that. Who every two years will be turning 16 so you know really. I didn't want to turn the driveway into a parking lot. So I want them to be able to park inside

934

01:49:48.000 --> 01:49:52.980

Steve Farrelly: And that's really the only reason for it and and the extra storage above it, which I think

935

01:49:54.630 --> 01:50:02.100

Steve Farrelly: Kind of kind of would conform to how the house looks in general, then it would just be more aesthetically pleasing to

936

01:50:03.240 --> 01:50:04.530

Steve Farrelly: to ascend to the neighborhood.

937

01:50:13.260 --> 01:50:19.920

Christopher Carthy: How far back is the garage from the street. I don't have the plan open in front of me but around how far back as the garage from the street.

938

01:50:21.120 --> 01:50:23.010

Ralph Alfonzetti: Let me see if I can pull up the plan here. Chris

939

01:50:27.150 --> 01:50:32.280

Jim Jensen: You're concerned Christopher was the the the bulk of the size of the bulk and approximate is

940

01:50:32.280 --> 01:50:33.090

Jim Jensen: In any of the to the

941

01:50:33.960 --> 01:50:34.590

Jim Jensen: Front Street.

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01:50:37.470 --> 01:50:39.090

Ralph Alfonzetti: Let me know when you guys can see that

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01:50:41.970 --> 01:50:42.840

Adam Kaufman: Yes, so

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01:50:42.990 --> 01:50:45.960

Ralph Alfonzetti: From the property line to the corner of the garage is about 92 feet.

945

01:50:47.160 --> 01:50:48.540

Ralph Alfonzetti: As you can see right there.

946

01:50:52.290 --> 01:50:57.570

Christopher Carthy: Beyond the back. It's a little bit beyond the back of the house so record. Yeah, I see. Okay.

947

01:51:02.520 --> 01:51:03.720

Larry Ruisi: Are there wetlands here.

948

01:51:04.650 --> 01:51:05.670

Adam Kaufman: Yes, yes.

949

01:51:05.760 --> 01:51:08.610

Larry Ruisi: And are we in the buffer or we outside the buffer.

950

01:51:09.060 --> 01:51:09.630

Adam Kaufman: In the buffer.

951

01:51:09.930 --> 01:51:11.310

Ralph Alfonzetti: We are in the

952

01:51:11.340 --> 01:51:15.330

Ralph Alfonzetti: Buffer, if you can follow my cursor right there. That is the buffer line.

953

01:51:15.810 --> 01:51:17.220

Larry Ruisi: So most of its in the buffer.

954

01:51:17.340 --> 01:51:18.810

Christopher Carthy: Is about 80% above

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01:51:18.810 --> 01:51:21.450

Larry Ruisi: 80% yeah I guess we discussed at the other day.

956

01:51:27.060 --> 01:51:30.810

Christopher Carthy: So have we seen a mitigation plan yet for this garage.

957

01:51:31.950 --> 01:51:32.400

No. Yeah.

958

01:51:33.510 --> 01:51:34.800

Christopher Carthy: No, yeah, let's see.

959

01:51:35.100 --> 01:51:36.900

John Krupa: We haven't seen anything see me.

960

01:51:43.590 --> 01:51:47.910

Ralph Alfonzetti: We were, we were contemplating this area down here for a

961

01:51:49.230 --> 01:51:55.440

Ralph Alfonzetti: No mo area. And, uh, you know, certain plan things, but it was never present it to the conservation board.

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01:51:56.250 --> 01:51:56.760

Christopher Carthy: Mm hmm.

963

01:51:57.720 --> 01:51:59.520

Jim Jensen: How does that work is the

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01:52:01.080 --> 01:52:08.880

Jim Jensen: Gym is the mitigation with that the of targeted on areas within the existing conservation area. Would that be outside the

965

01:52:10.170 --> 01:52:15.360

Jim Jensen: The conservation areas, it looks like the back of the parcel has a sizable conservation easement.

966

01:52:19.380 --> 01:52:19.710

Kellard Sessions: Right, so

967

01:52:19.920 --> 01:52:21.180

Jim Jensen: Would be ample opportunities to

968

01:52:21.450 --> 01:52:22.530

Jim Jensen: Capture that on site.

969

01:52:26.400 --> 01:52:28.440

Jim Jensen: I'm sorry. I didn't mean to speak step on your Joe

970

01:52:28.830 --> 01:52:35.520

Kellard Sessions: No, sorry. I was gonna say is a conservation easement area I would imagine that that area should be pretty well left alone anyway.

971

01:52:36.810 --> 01:52:37.110

Okay.

972

01:52:41.910 --> 01:52:49.080

Christopher Carthy: So the bottom line is, this is, you know, discussion, the sidewalk, Adam, what do they wouldn't see our next obligation in the process.

973

01:52:49.920 --> 01:52:53.790

Adam Kaufman: I think we need to hear from the conservation board get their input.

974

01:52:54.810 --> 01:52:55.740

Adam Kaufman: And then go from there.

975

01:52:57.870 --> 01:53:03.810

Christopher Carthy: And when are they going to the we referring them to the conservation born should, they should. Yeah, I think that

976

01:53:03.840 --> 01:53:07.410

Adam Kaufman: Now's an opportune time to start talking to the contribution.

977

01:53:09.030 --> 01:53:09.900

John Krupa: We'd like to see it.

978

01:53:11.100 --> 01:53:13.920

Christopher Carthy: Of course, WELL, YOU HAVE TO SEE YOU, JOHN

979

01:53:14.010 --> 01:53:14.700

Yeah.

980

01:53:16.290 --> 01:53:16.590

Christopher Carthy: Yeah.

981

01:53:17.100 --> 01:53:17.580

Adam Kaufman: Yeah, but

982

01:53:17.790 --> 01:53:22.710

Adam Kaufman: You know, if there's some fundamental concern on the part of the board now would be a time to applicant.

983

01:53:23.010 --> 01:53:23.280

Christopher Carthy: Right.

984

01:53:23.370 --> 01:53:30.030

Adam Kaufman: But if it looks like it's something you want to continue reviewing. Then the next step would be to go to the conservation board.

985

01:53:32.610 --> 01:53:33.240

Steven's iPad: And I chime in.

986

01:53:33.840 --> 01:53:34.350

Yeah.

987

01:53:35.640 --> 01:53:38.550

Steven's iPad: Rao Steve here, I just wanted to know what

988

01:53:39.600 --> 01:53:43.920

Steven's iPad: I can't seem to find that the roof run off. Do you have a chambers.

989

01:53:45.480 --> 01:53:48.690

Steven's iPad: Somewhere drawn out here that I just can't see or what are you, no, no.

990

01:53:49.410 --> 01:53:51.780

Ralph Alfonzetti: I see my cursor there. We have a couple

991

01:53:51.780 --> 01:53:57.120

Ralph Alfonzetti: Chambers, and we did test out at the site. We did the test holes and protocols.

992

01:53:58.470 --> 01:54:01.470

Ralph Alfonzetti: So we will be doing infiltration is around that.

993

01:54:02.070 --> 01:54:11.370

Steven's iPad: Okay, I didn't, I didn't go to this site work, but I do recall I remember the last time you submitted, or this applicants admitted, but I do remember and going out there very vividly.

994

01:54:12.480 --> 01:54:23.160

Steven's iPad: For what it's worth, it might be a little premature, but because of the telco and the way the house sits in the way the proposed

garage sits in relation to the House on the road. I don't, I don't have too much objection. Obviously it has to

995

01:54:24.210 --> 01:54:32.880

Steven's iPad: Fly as a conservation board. And if there's mitigation that can be done on site that would be wise to maybe start thinking about all that.

996

01:54:34.290 --> 01:54:39.810

Steven's iPad: But I do think it fits. I think it can fit aesthetically into the site. This this project.

997

01:54:45.930 --> 01:54:54.300

Christopher Carthy: The is the driveway, the driveway doesn't appear is why right now and destroying as the corner of the garage.

998

01:54:56.130 --> 01:54:57.990

Christopher Carthy: Am I wrong rough

999

01:54:58.680 --> 01:55:00.750

Steve Farrelly: I think the driveway would have to be widened.

1000

01:55:01.260 --> 01:55:01.500

Ralph Alfonzetti: If

1001

01:55:01.920 --> 01:55:03.180

Ralph Alfonzetti: You do this area.

1002

01:55:03.240 --> 01:55:04.410

Christopher Carthy: Right here. Yes.

1003

01:55:04.680 --> 01:55:06.150

Ralph Alfonzetti: It would have to be widened a bit

1004

01:55:06.390 --> 01:55:12.930

Christopher Carthy: Yes, right. So you would have to show that on the plan as well. I'm saying that because it looks like it's all

1005

01:55:15.660 --> 01:55:17.700

Ralph Alfonzetti: White and probably to match garage with

1006

01:55:19.830 --> 01:55:21.930

Christopher Carthy: One driver. Okay, fine.

1007

01:55:26.010 --> 01:55:30.960

Christopher Carthy: So board members, you want to send this over to conservation and have them digest it and come back to us.

1008

01:55:32.490 --> 01:55:34.020

Steven's iPad: I don't see a reason why we wouldn't

1009

01:55:34.500 --> 01:55:36.150

Larry Ruisi: Go. That makes sense to me.

1010

01:55:36.270 --> 01:55:36.450

Yeah.

1011

01:55:38.250 --> 01:55:52.140

Jim Jensen: Yeah, I'm not. I'm fine with that. I think there was just a question that Adam pointed out in his memo about I guess just calculating all of the updating the site plan. And I don't know whether that needs to be done first, or they're independent of parallel activities.

1012

01:55:52.470 --> 01:56:00.660

Adam Kaufman: Yeah, really my comment focuses on anything that happened in the conservation easement. It looked like from the aerials maybe the applicant.

1013

01:56:01.470 --> 01:56:13.470

Adam Kaufman: Put in a bridge or a pipe back there and it just wasn't clear what happened back there and then whether or not the conservation easement permits that that's what we're talking about.

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01:56:14.550 --> 01:56:16.560

Jim Jensen: Right here, your, your comment. Number seven.

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01:56:17.070 --> 01:56:17.370

Yeah.

1016

01:56:21.420 --> 01:56:23.400

Adam Kaufman: It'd be a good idea to understand that before.

1017

01:56:24.120 --> 01:56:26.970

Steve Farrelly: Yeah, I believe that was done when the house was built the

1018

01:56:28.710 --> 01:56:29.400

Steve Farrelly: There's a

1019

01:56:30.420 --> 01:56:39.360

Steve Farrelly: 20th. There's a big pipe that comes off the street and and kind of goes down on the other side of that farm or the bridge that you guys are referring to

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01:56:39.720 --> 01:56:43.740

Adam Kaufman: Know this is what's in the stream, we're talking about in crossing the street.

1021

01:56:45.090 --> 01:56:45.360

So,

1022

01:56:46.740 --> 01:56:48.990

Ralph Alfonzetti: Right here on my plan.

1023

01:56:49.020 --> 01:56:51.060

Adam Kaufman: Yes. Yep. That's exactly it. Yeah.

1024

01:56:52.950 --> 01:56:53.940

Adam Kaufman: Right. Correct.

1025

01:56:57.270 --> 01:57:03.870

Adam Kaufman: So I don't know if that ever got a permit and and I guess the second question is, does the conservation easement permit that.

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01:57:07.320 --> 01:57:15.060

Jim Jensen: It was leaving my question was, do those things need to be resolved a determination, maybe for the conservation board can do the assessment.

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01:57:16.260 --> 01:57:22.110

Adam Kaufman: Well, if it's on the plan. Now the conservation board should just take a look at that. Okay. Yeah.

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01:57:26.520 --> 01:57:28.050

Christopher Carthy: Okay, so

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01:57:29.100 --> 01:57:33.000

Christopher Carthy: Let's send them over to conservation and see what they said.

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01:57:34.080 --> 01:57:40.830

Ralph Alfonzetti: I just have one question the site. What they did was a joint site walk with the planning board and conservation board.

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01:57:40.980 --> 01:57:41.550

Christopher Carthy: Yes, yeah.

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01:57:42.510 --> 01:57:47.040

Ralph Alfonzetti: Will the conservation board provide us with any kind of

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01:57:48.810 --> 01:57:53.760

Ralph Alfonzetti: Letter or anything before we go there. Are we just going

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01:57:54.420 --> 01:57:58.260

Adam Kaufman: No, no, I think you should arrange with the conservation board to appear before them.

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01:57:59.010 --> 01:57:59.370

Okay.

1036

01:58:03.240 --> 01:58:05.670

Christopher Carthy: At that point you would have to have your medication and

1037

01:58:06.840 --> 01:58:08.880

Christopher Carthy: mitigation plan in order, Ralph.

1038

01:58:10.530 --> 01:58:11.010

Ralph Alfonzetti: Okay.

1039

01:58:14.700 --> 01:58:17.370

Christopher Carthy: Okay, so I'll make a motion to send them to the conservation board.

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01:58:18.630 --> 01:58:19.140

Steven's iPad: A second

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01:58:20.100 --> 01:58:20.940

Christopher Carthy: All in favor.

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01:58:21.240 --> 01:58:21.570

I

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01:58:23.670 --> 01:58:25.260

Christopher Carthy: Will look forward to hearing back from you.

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01:58:26.250 --> 01:58:27.540

Steve Farrelly: Thank you very much, gentlemen.

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01:58:28.170 --> 01:58:29.730

John Krupa: Thank you. Thank you.

1046

01:58:31.710 --> 01:58:32.100

Steve Farrelly: Thank you.

1047

01:58:36.360 --> 01:58:41.100

Christopher Carthy: The next application before it's a cold drive

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01:58:42.390 --> 01:58:47.160

Christopher Carthy: This is a cold drive and 24 Davis drive. This is a lot line change.

1049

01:58:51.960 --> 01:58:53.310

Adam Kaufman: Right and a new driveway.

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01:58:56.970 --> 01:59:07.860

Christopher Carthy: Go ahead, p and began board members. We just did a sidewalk here the other day. We looked at this, this is the job that we taught requires tremendous amount of cut and fill

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01:59:07.920 --> 01:59:10.140

Christopher Carthy: His career hammering

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01:59:11.640 --> 01:59:18.120

Christopher Carthy: Demolition partying, etc. To to build a new driveway.

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01:59:20.550 --> 01:59:21.630

Peter Gregory: No cutting just feel like

1054

01:59:23.550 --> 01:59:24.330
Christopher Carthy: Okay, I know.

1055
01:59:25.860 --> 01:59:27.570
Christopher Carthy: Possibly hammering correct

1056
01:59:28.920 --> 01:59:36.870
Peter Gregory: Yeah, they're not there, there's probably going to be a little bit of chicken. Yes, I'll um I'll put up the drawing. To get started, for us.

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01:59:50.220 --> 01:59:50.700
Peter Gregory: Okay.

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01:59:53.100 --> 01:59:56.970
Peter Gregory: Great. So this is the plan that was initially submitted.

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01:59:58.170 --> 02:00:14.340
Peter Gregory: It was the presented at the last meeting and after being asked to maybe study some alternatives. We went back out to look to see if there is a way that we'd be able to minimize some of the impacts to both the wetland steep slopes and

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02:00:15.870 --> 02:00:25.500
Peter Gregory: I think we were able to do that. We've actually in the field. We had picked out what our alternative plan would be we're basically moving

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02:00:26.040 --> 02:00:33.210
Peter Gregory: The driveway approximately 50 to 60 feet upwards to come into this area to cross through here.

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02:00:34.050 --> 02:00:46.260
Peter Gregory: Rather than down in this area here. And in doing so, I think that what we can show it to you is that we can minimize the disturbance in the impacts to the wetlands that are located through here and also

1063
02:00:48.180 --> 02:00:52.020
Peter Gregory: All the steep slopes that we're seeing the disturbance through this area here.

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02:00:56.880 --> 02:01:14.280

Peter Gregory: And with that, we've also been able to prepare a plan that offers mitigation for the disturbance that's going to occur associated with that work. So maybe what I'll do now, if it's okay, is I'm going to share the the alternate plan, we can take a look at that one also.

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02:01:21.510 --> 02:01:23.070

Peter Gregory: Get rid of that also

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02:01:30.720 --> 02:01:35.580

Peter Gregory: So this is the ultimate plan that was staked out in the field that we looked at.

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02:01:35.940 --> 02:01:48.420

Peter Gregory: And as you can see, now we're coming up with the driveway itself in an area through here where the driveway is located outside of the wetland area located down hill and also uphill.

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02:01:48.960 --> 02:01:58.110

Peter Gregory: Of the crossing there still will be disturbance or an impact of those wetlands down in that area as a result of our regretting through this area.

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02:01:58.800 --> 02:02:14.700

Peter Gregory: We're in the process right now of studying utilizing some boulders to maybe tighten up some of that greeting on each side of the driveway and minimize the overall with that's occurring of that core door as it's filling in up to that area.

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02:02:15.840 --> 02:02:23.910

Peter Gregory: This plan results in a reduction of approximately 3000 square feet of disturbance to the wetland area.

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02:02:25.560 --> 02:02:44.580

Peter Gregory: We're also able to cut in half disturbance to the steep slope areas and also the buffer disturbance, we've been able to reduce the disturbance to the wetland buffer areas by about 10 to 12,000 square feet through that area.

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02:02:47.700 --> 02:02:51.180

Peter Gregory: Based on this plan, we've been able to come up with a

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02:02:52.260 --> 02:02:57.270

Peter Gregory: mitigation plan that's going to see if I can show that

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02:03:00.390 --> 02:03:10.020

Peter Gregory: So we're going to have mitigation that's going to be associated with three different zones, there will be a forest restoration, which will

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02:03:11.070 --> 02:03:16.230

Peter Gregory: Occur in the area for the portion of the existing driveway. That's going to be removed through here.

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02:03:17.340 --> 02:03:30.450

Peter Gregory: There's going to be a wetland mitigation zone with plantings that will occur uphill of the driveway, as well as a small area downhill of the driveway and then we will have our

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02:03:31.980 --> 02:03:42.870

Peter Gregory: Driveway stabilization on a slopes combination of using boulders trees, shrubs and grasses to stabilize the slope and also even proposing additional screening

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02:03:43.320 --> 02:03:51.030

Peter Gregory: Along the property line here to help this neighbor, because this is that visual core door that exists, up to the existing home on the Jason property.

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02:03:51.330 --> 02:03:57.330

Peter Gregory: We'd like to offer them some more screening, which will take place along the edge of the driveway. Here, and across the front of the property line on that side.

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02:03:59.520 --> 02:04:08.610

Peter Gregory: The mitigation plan will mean to town requirements we are able to provide more than two to one replacement of wetland area.

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02:04:10.080 --> 02:04:22.020

Peter Gregory: We are looking to remove approximately 54 trees as part of the new driveway and this mitigation for the forest mitigation and the stabilization.

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02:04:22.740 --> 02:04:32.250

Peter Gregory: Will be replacing that with about 97 trees altogether combination of deciduous and evergreen trees and then similar over to the whole site.

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02:04:32.820 --> 02:04:46.800

Peter Gregory: There will be overall restoration and plantings that will equal about 36,000 square feet. So we feel that there is sufficient replacement and mitigation for some of the areas that are being disturbed.

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02:04:48.300 --> 02:05:00.000

Peter Gregory: And what we'd like to do as part of our recent mission to come back before you did is give you a comparative analysis, a chart that would indicate you know what the differences are between and what the savings or the

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02:05:01.440 --> 02:05:09.810

Peter Gregory: I guess the reduction in some of the impacts would be with each with comparing our preferred plan to alter. Now, what we had originally submitted.

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02:05:15.480 --> 02:05:18.330

Christopher Carthy: Peter, what happens if neither plan is really optimal

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02:05:19.380 --> 02:05:30.090

Christopher Carthy: Granted, we're seeing a plan now and alternate plan, but none of these both of these plans require tremendous amount of import of material tremendous amount of disturbance a tremendous amount of

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02:05:30.630 --> 02:05:43.440

Christopher Carthy: Wearing care. So we haven't looked at the possibility of creating a plan that would be altogether less traumatic to the neighborhood, the community and to the site.

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02:05:44.100 --> 02:05:53.790

Christopher Carthy: And is there a way that and I know when you and I spoke we spoke about convention and that was. I thought, an important word, we, we, you and I both agree that we were approaching this

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02:05:54.240 --> 02:06:10.800

Christopher Carthy: Plan conventionally and then I spoke on on site with other board members and we sort of talked about the possibility of trying to come up with something that is a little less conventional that might in fact alleviate some of the impacts and

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02:06:11.310 --> 02:06:20.430

Christopher Carthy: import into the community so into this project, for example, even with the alternative plan you have a sense of what you're importing to create that plan.

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02:06:22.200 --> 02:06:27.840

Peter Gregory: We haven't calculated that yet because we're looking to even further reduce that that

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02:06:29.460 --> 02:06:35.820

Peter Gregory: volume of material, the amount that we have to bring in and we're looking possibly to kind of reduce our side slopes and

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02:06:36.390 --> 02:06:51.840

Peter Gregory: See if we can cut that down. So we're in the process now of actually, in addition to minimizing that overall disturbance coming up with those volume calculations will be. But yes, there is going to be a significant amount of fill that will have to be brought back in to the site.

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02:06:52.020 --> 02:07:01.830

Christopher Carthy: The lot of trucks entering down that very quiet street and there's a lot of wear and tear on that screen is not aware of town that community but

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02:07:02.460 --> 02:07:07.500

Peter Gregory: The one good thing is that there are a lot of boulders that are located on the surface.

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02:07:07.890 --> 02:07:18.000

Peter Gregory: There in that area that could be, you know, strategically moved around and salvaged to help with the stabilization and, you know, kind of

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02:07:19.830 --> 02:07:24.540

Peter Gregory: Controlling the amount of disturbance with that also. But yes, there is.

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02:07:25.560 --> 02:07:28.770

Christopher Carthy: So please, my fellow board members would you chime in.

1100

02:07:28.890 --> 02:07:37.380

Jim Jensen: Sure. So this means i mean you know just Peter We're talking, you know, the just curious about how we assess or just gauge the

1101

02:07:38.580 --> 02:07:50.700

Jim Jensen: For a driveway relocation subdivision just the environmental impact of that and the impact on the neighbors busy thinking about there.

Is it a considerable volume of truck traffic, they'll be required in portal. The Phil

1102

02:07:51.720 --> 02:07:54.510

Jim Jensen: And you're wondering how do we, in terms of our when we do our

1103

02:07:55.740 --> 02:08:00.300

Jim Jensen: Assessments, how do we gauge the impact of that and the impact of that on the community and

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02:08:01.380 --> 02:08:05.070

Jim Jensen: I think my mind. I'm just wondering, you know, I was comparing it to another.

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02:08:06.330 --> 02:08:15.270

Jim Jensen: So division. We did that a significant impact or I'm sorry, and I sent an impact that had a clearing grading and for that there was a

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02:08:15.930 --> 02:08:26.160

Jim Jensen: You know, a subdivision and homes were created on the subdivision for this impact is just a significant effort for driveway. And I'm wondering how we get our arms around that.

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02:08:27.390 --> 02:08:39.270

Jim Jensen: And then, is it worth looking at an alternative approach something can be less impactful perhaps a you know a you know a different type of not just a

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02:08:39.810 --> 02:08:50.010

Jim Jensen: Landscape architect site Civil War was perhaps a different skill set that might be able to look at this differently to be able to minimize those impacts. If we think those impacts are significant.

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02:08:50.310 --> 02:08:50.670

Peter Gregory: Mm hmm.

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02:08:56.490 --> 02:09:05.040

Peter Gregory: I think part of the challenge here in looking at some of those alternative types of approaches here is that we're dealing with.

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02:09:08.160 --> 02:09:11.070

Peter Gregory: Driveway slopes up to

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02:09:12.240 --> 02:09:18.510

Peter Gregory: You know 10 and 12% approaching we're changing grade. I think we're about

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02:09:23.940 --> 02:09:28.080

Peter Gregory: Almost a 50 foot changing grade between our starting point.

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02:09:29.280 --> 02:09:41.280

Peter Gregory: Where the new driveway begins, up until our cul de sac area approaching the front of the house. And in that, you know, in that while still considered to be a shorter distance

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02:09:42.690 --> 02:09:58.890

Peter Gregory: You know, I think that that's going to be one of the challenges and looking at an alternative type of a system to get up to the top is to make that that climb in that short distance proposed driveway is about 600 feet in length of new driveway.

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02:10:00.600 --> 02:10:10.500

Peter Gregory: And, you know, just trying to select where the ideal place to bring in is the challenge and trying to keep that great minimal. And also, again, minimizing the disturbance

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02:10:16.110 --> 02:10:18.120

Christopher Carthy: Michael, do you want to add anything to this.

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02:10:19.890 --> 02:10:21.030

Larry Ruisi: Well, I, you know,

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02:10:22.860 --> 02:10:35.130

Larry Ruisi: I think there's, you know, it clearly you know everyone's already stated this it's it's clearly significant in its and its impact on you know the slopes, the wetlands.

1120

02:10:36.990 --> 02:10:40.320

Larry Ruisi: You know, you know, from my point of view.

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02:10:42.930 --> 02:10:56.010

Larry Ruisi: You know, I think we got to get to the point where you know we're obviously satisfied that you know the engineering here is going to work that the mitigation the mitigation plan works.

1122

02:10:57.900 --> 02:11:08.700

Larry Ruisi: You know, as far as, as far as the trucking, I would just point out, and I'm pretty sure I remember this from the drive in, you know,

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02:11:10.080 --> 02:11:18.240

Larry Ruisi: Another thing I've worked on in town is redoing the roads and I do not believe this road has been read. Read done yet. So

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02:11:18.780 --> 02:11:24.540

Larry Ruisi: You know, I just as a side note, I think we we put a pin in that from for the highway department until

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02:11:25.290 --> 02:11:40.110

Larry Ruisi: Till we solve this issue we're gonna have trucks going in and out. Doesn't make sense to repaved the road before that happens, but it's just, you know, I guess my, my view of it is, it's just a very significant project.

1126

02:11:43.290 --> 02:11:44.550

Larry Ruisi: Have much more to say than that.

1127

02:11:44.940 --> 02:11:54.870

Christopher Carthy: Yeah, I think we have to consider the cost benefit of this to the community as well. You know, it's not like this is a a building lot where we're trying to get a building block off the ground here.

1128

02:11:55.410 --> 02:12:02.760

Christopher Carthy: You know, this is an alteration of the driveway. It's a tremendous amount of disturbance for not a whole lot again.

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02:12:04.140 --> 02:12:05.670

Christopher Carthy: Except for preference.

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02:12:11.010 --> 02:12:11.280

Larry Ruisi: Yeah.

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02:12:15.900 --> 02:12:16.140

Kory Salomone: Sorry.

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02:12:16.650 --> 02:12:18.540

Christopher Carthy: Go ahead, Michael, do you want to add anything

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02:12:23.520 --> 02:12:23.820

pollackmv: Else.

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02:12:26.220 --> 02:12:26.790

pollackmv: Before

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02:12:29.850 --> 02:12:34.860

Kory Salomone: Yeah, it was, it was me. Corey. I just wanted to say with respect to, you know, the benefit.

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02:12:35.460 --> 02:12:46.320

Kory Salomone: It's a pretty significant benefit to the property owner of a cold because it allows him to expand his house have a more usable backyard. GET HIS POOL in there so I'm understand the impacts are great, but

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02:12:47.460 --> 02:13:02.850

Kory Salomone: You know, I think, from his perspective, he wouldn't classify it as just a minimal benefit. I think it's a great benefit to him. I do appreciate the impacts of moving this driveway. But he's looking to do this this week and have a more viable backyard to use

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02:13:05.340 --> 02:13:08.910

Christopher Carthy: Or you can think of another way to achieve that even

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02:13:10.830 --> 02:13:20.100

Christopher Carthy: Using the existing driveway or finding some other methodology, besides this tremendous upheaval to the property to the community.

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02:13:20.940 --> 02:13:30.840

Kory Salomone: Well, I mean, I would defer to Pete, a little bit because he looked at this, but I mean, when you look at where the driveway goes and the proximity of that real property line there really is nowhere else for him to

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02:13:31.350 --> 02:13:37.200

Kory Salomone: To put a pool expand his home. I mean, you know, the things that he wants to do, there's just not enough room.

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02:13:38.130 --> 02:13:40.590

Kory Salomone: Given this, I can show us what

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02:13:41.640 --> 02:13:48.150

Adam Kaufman: You know what I mean, there's a lot of steep slopes there. So where is where all these things going to happen.

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02:13:50.580 --> 02:14:04.230

Peter Gregory: Well, he's the owner is possibly looking to do something in the future with his house in this area up in here. He's, he's limited as well to slopes wetlands on the property, even a septic system.

1145

02:14:05.430 --> 02:14:09.960

Peter Gregory: But what this does is it opens up to give him a backyard, not the theory here.

1146

02:14:10.050 --> 02:14:12.060

Adam Kaufman: Why are those mutually exclusive.

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02:14:17.610 --> 02:14:30.240

Peter Gregory: Well, I think that that's more to do with the adjustment of the lot line to free up space. And then, in doing so, to relocate that driveway further away from what was originally the property line located to this area.

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02:14:30.540 --> 02:14:34.380

Adam Kaufman: No, I get that. But, but look at all the look, let me

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02:14:35.010 --> 02:14:38.700

Larry Ruisi: The land, this land below that usable. Yeah, look.

1150

02:14:39.330 --> 02:14:53.580

Adam Kaufman: You can't use this area. This is all steep slope. This is already the existing property line here, right. So you're saying that you would want to expand the structure here and then you'd run into setback issues is is that

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02:14:54.060 --> 02:14:56.820

Peter Gregory: Yes, that's correct. He would run into

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02:14:58.800 --> 02:14:59.820

Peter Gregory: See if I can

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02:15:02.430 --> 02:15:04.890

Peter Gregory: He would run into setback areas and here

1154

02:15:05.910 --> 02:15:09.300

Peter Gregory: Based on existing property line through this area.

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02:15:10.950 --> 02:15:11.250

Adam Kaufman: Right.

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02:15:11.370 --> 02:15:25.860

Adam Kaufman: So why not have a modified property line right you keep the driveway but half the property line you know come this way and then you could take advantage of this side yard without any variance problems fault.

1157

02:15:26.670 --> 02:15:29.880

Peter Gregory: I can't see if you're marking that up. I can't see your cursor.

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02:15:31.500 --> 02:15:33.300

Adam Kaufman: You can't. You don't see the blue and the red

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02:15:35.130 --> 02:15:37.980

Peter Gregory: Yes, I see the red, but just as a large circle right now.

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02:15:38.880 --> 02:15:42.240

Christopher Carthy: And you propose Lot Line change can come out.

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02:15:44.100 --> 02:15:45.240

Kellard Sessions: They can something like this.

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02:15:46.020 --> 02:15:49.590

Adam Kaufman: Hola. Hola. If the last line goes

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02:15:49.710 --> 02:15:52.110

Adam Kaufman: Right. Exactly. That's exactly correct.

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02:15:53.790 --> 02:16:03.750

Adam Kaufman: Then that get frees up the side yard to expand the house keeps the driveway. This area can be further screen and and buffered

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02:16:05.400 --> 02:16:11.700

Adam Kaufman: But there's really no there's no usable area here. This is a long steep slopes.

1166

02:16:14.100 --> 02:16:16.260

Peter Gregory: Yes, it is. That's correct. Mm hmm.

1167

02:16:19.470 --> 02:16:24.420

Kory Salomone: Well, I mean, I think part of the plan as well, was to get that driveway right off of his property line.

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02:16:24.600 --> 02:16:29.700

Adam Kaufman: Yeah. And this year, so I appreciate that. But what the word is contemplating are the

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02:16:29.940 --> 02:16:31.020

Adam Kaufman: Impacts of doing that.

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02:16:34.500 --> 02:16:36.510

Peter Gregory: Well, I think the one

1171

02:16:37.710 --> 02:17:00.990

Peter Gregory: Good thing is that visually. There isn't an impact to a Jason properties. I think we can isolate the majority of that disturbance to where we're showing it on that crossing right now, but I do agree that the volume in truck traffic and entering and leaving the property would be significant.

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02:17:02.310 --> 02:17:12.060

Peter Gregory: And, you know, maybe that's something that we can develop in terms of a program that somehow monitors at or controls that so that it's just not

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02:17:13.770 --> 02:17:18.150

Peter Gregory: You know, maybe there's something we can do along those lines to help mitigate for that.

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02:17:19.860 --> 02:17:21.630

Peter Gregory: Activity that construction activity.

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02:17:24.150 --> 02:17:39.420

Kellard Sessions: What if it's a combination of modifying that lot line like we were talking about, you know, something in here and then maybe just taking this part of the driveway, you know, cut this bag know this rock here but moving that little bit of rock as opposed to all that Phil and earthwork

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02:17:41.040 --> 02:17:41.340

Peter Gregory: Welcome

1177

02:17:41.580 --> 02:17:42.810

Adam Kaufman: That's much less

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02:17:42.810 --> 02:17:43.500

Peter Gregory: impactful.

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02:17:44.130 --> 02:17:47.430

Peter Gregory: I think we'd have to speak to the owner, but it's something that

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02:17:48.660 --> 02:17:51.540

Peter Gregory: You know, we'd have to talk to him about and see if he'd be willing to

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02:17:52.830 --> 02:17:53.280

Peter Gregory: You know,

1182

02:17:54.360 --> 02:17:56.790

Peter Gregory: To only pick up that amount of area for what he wants to do.

1183

02:17:59.910 --> 02:18:08.220

Peter Gregory: I THINK OF WANT TO TRY AND ALSO DO was this was an area that we definitely wanted to preserve through here.

1184

02:18:09.330 --> 02:18:12.480

Peter Gregory: So that's an area that we didn't want to even up to this point.

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02:18:13.590 --> 02:18:22.620

Peter Gregory: Based on what we had seen in terms of just the rock formation that's there and the extent in the sheer just face of that is we were trying to avoid disturbing.

1186

02:18:22.950 --> 02:18:34.140

Peter Gregory: As we get close to the edge on either side of that, and then we can look to see what we can do there are. This is the steepest portion of the existing driveway as it comes up through here. That's where it's 14%

1187

02:18:36.300 --> 02:18:39.540

Peter Gregory: We'd have to take a look at that and discuss it with the owner

1188

02:18:39.990 --> 02:18:40.410

Christopher Carthy: All right.

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02:18:42.630 --> 02:18:46.740

Christopher Carthy: Okay, P. I think we've made some progress tonight so

1190

02:18:47.130 --> 02:18:51.750

Christopher Carthy: I think you should roll up these plans and bring them back to the order and see if you can make some

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02:18:52.320 --> 02:18:59.100

Christopher Carthy: Revisions and see to get a bait the proposed plan as it is. Okay.

1192

02:19:00.780 --> 02:19:01.350

Christopher Carthy: Thank you.

1193

02:19:02.070 --> 02:19:03.360

Kory Salomone: Guys, okay.

1194

02:19:03.540 --> 02:19:04.260

Peter Gregory: Thank you very much.

1195

02:19:07.380 --> 02:19:08.760

Christopher Carthy: Alright, the

1196

02:19:09.870 --> 02:19:12.780

Christopher Carthy: Next application before us is for shoemaker lane.

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02:19:27.810 --> 02:19:28.590

Adam Kaufman: Or are you still here.

1198

02:19:31.980 --> 02:19:32.220

Christopher Carthy: Here.

1199

02:19:32.730 --> 02:19:33.210

Ralph Alfonzetti: I'm here.

1200

02:19:33.870 --> 02:19:35.730

Adam Kaufman: All right. Corey left

1201

02:19:36.720 --> 02:19:38.580

Ralph Alfonzetti: Yeah, I think, quite as much to doing this one.

1202

02:19:38.880 --> 02:19:39.210

Okay.

1203

02:19:57.720 --> 02:19:58.920

Ralph Alfonzetti: Everyone can see the plan.

1204

02:20:00.780 --> 02:20:02.640

Adam Kaufman: Yeah, we see your warm water. Nope.

1205

02:20:07.260 --> 02:20:09.600

Ralph Alfonzetti: Okay, so this is for shoemaker lane.

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02:20:10.620 --> 02:20:19.170

Ralph Alfonzetti: It is lot five of the office mill subdivision. It is the second lot on the left hand side as you drive into the subdivision.

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02:20:19.890 --> 02:20:21.930

Ralph Alfonzetti: Is 1.5 acres

1208

02:20:23.160 --> 02:20:34.380

Ralph Alfonzetti: We are proposing a more record in front of the existing house the motor chorus completely behind the front sight back line.

1209

02:20:36.120 --> 02:20:53.220

Ralph Alfonzetti: We have some drainage. That is capturing the increase in impervious and it is replacing this the rain garden that was previously proposed in front of the slot for the water quality volume that's in this location we did do testing out there.

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02:20:55.470 --> 02:21:00.960

Ralph Alfonzetti: And we have an overflow going back to this drainage swell with these down to the existing

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02:21:02.010 --> 02:21:04.080

Ralph Alfonzetti: stoneware basin in lot sex.

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02:21:05.310 --> 02:21:05.610

Ralph Alfonzetti: And then

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02:21:06.060 --> 02:21:07.320

Ralph Alfonzetti: here to answer any questions.

1214

02:21:07.650 --> 02:21:23.010

Adam Kaufman: And this got here because this went to the RP RC and it's different grading plan than what the planning board originally saw at the time the subdivision. So the RP RC felt this was an issue. The binding literature, just less essentially

1215

02:21:24.270 --> 02:21:26.700

Adam Kaufman: So it's it's really the grading.

1216

02:21:28.470 --> 02:21:28.920

Adam Kaufman: In

1217

02:21:30.030 --> 02:21:30.780

Adam Kaufman: Making sure you

1218

02:21:31.650 --> 02:21:33.150

Ralph Alfonzetti: Can I jump in there for a sec.

1219

02:21:33.450 --> 02:21:40.140

Ralph Alfonzetti: Yeah, I'm Adam, you are right that is different than the original SUBDIVISION PLAN. Yeah.

1220

02:21:41.520 --> 02:21:49.500

Ralph Alfonzetti: And your comment letter also mentions the 1.17 net lot area, but if you remember we went back and did a lot line change.

1221

02:21:50.850 --> 02:21:59.280

Ralph Alfonzetti: And we kind of we were in front of the planning board for the lot line change. And that changed a lot area. So the net lot areas 1.3

1222

02:22:00.360 --> 02:22:04.890

Ralph Alfonzetti: And on top of that, the greeting is not exactly like this, but it is similar

1223

02:22:06.660 --> 02:22:09.750

Ralph Alfonzetti: I can pull up a lot line change plan if you want. Sure.

1224

02:22:25.770 --> 02:22:35.550

Jim Jensen: As Ralph is doing that, you know, I'm, I'm surprised by the degrading changes on the shoemaker lean parcels that are kind of been happening. The one across the street. We spend some time on

1225

02:22:36.270 --> 02:22:47.760

Jim Jensen: And this one I don't know how the original subdivision happened had these Graydon changes hadn't been contemplated them with the roadway have been laid out differently with the subdivision have been done differently.

1226

02:22:53.550 --> 02:22:54.900

Adam Kaufman: Is that a rhetorical question.

1227

02:22:55.140 --> 02:22:58.530

Jim Jensen: Is an open question and maybe it's a rhetorical question. Yes, I'm just

1228

02:22:59.250 --> 02:23:09.090

Kellard Sessions: I think the road, Ralph. Correct. I remember when I think the road profile was the main portion of that call the SEC is the maximum allowed by code.

1229

02:23:10.170 --> 02:23:14.010

Kellard Sessions: Correct it is you know that that elevation of the roadway.

1230

02:23:14.010 --> 02:23:14.490

Jim Jensen: Wouldn't

1231

02:23:14.790 --> 02:23:25.680

Kellard Sessions: Come off any further to meet these grades, but the grading on this lot for instance is very different than what was proposed in the subdivision that the majority of front yard was was left

1232

02:23:27.150 --> 02:23:34.440

Kellard Sessions: In a almost existing condition state out there wasn't much regretting that front yard got this SUBDIVISION PLAN.

1233

02:23:36.150 --> 02:23:36.870

Kellard Sessions: Your original plan.

1234

02:23:40.770 --> 02:23:45.270

Jim Jensen: I think we want that to happen. And we recently when we were standing will

1235

02:23:45.300 --> 02:23:46.050

Ralph Alfonzetti: Get the parcel of

1236

02:23:47.280 --> 02:23:51.840

Ralph Alfonzetti: The lot line I'm change plan, Adam, are you still there.

1237

02:23:52.200 --> 02:23:52.770

Adam Kaufman: Yeah, I'm here.

1238

02:23:54.210 --> 02:23:58.380

Ralph Alfonzetti: Frank Madonna just texted me and asked me to ask you to let him in.

1239

02:24:00.240 --> 02:24:04.800

Adam Kaufman: All right, well, Frank didn't identify himself. That's right, with Donna

1240

02:24:05.970 --> 02:24:07.080

Adam Kaufman: I assume he is Frank

1241

02:24:07.890 --> 02:24:08.640

I assume

1242

02:24:16.380 --> 02:24:17.730

pollackmv: The mode of course is going

1243

02:24:18.990 --> 02:24:19.500

Frank: There wasn't much

1244

02:24:19.920 --> 02:24:20.490

pollackmv: I like that.

1245

02:24:21.750 --> 02:24:28.470

Ralph Alfonzetti: Yes, this. So before I jump to that plan. This is the plan that I referenced that is

1246

02:24:28.500 --> 02:24:29.460

Ralph Alfonzetti: The lat long chain.

1247

02:24:30.690 --> 02:24:42.240

Ralph Alfonzetti: So the granting it's not exactly like it but I mean it is similar did have a slope in reality this slope that you see right here where my cursor is is probably closer to the road.

1248

02:24:44.310 --> 02:24:52.710

Ralph Alfonzetti: If you remember when we were out there. I think we were walking along this road, a couple times. And if you look to the right and left you kind of see a slope up to the to the yard.

1249

02:24:58.350 --> 02:25:00.090

Ralph Alfonzetti: I'm going to try to jump to the other.

1250

02:25:01.980 --> 02:25:02.940

Ralph Alfonzetti: The other screen.

1251

02:25:39.060 --> 02:25:44.010

Ralph Alfonzetti: So Michael, to answer your question, the mobile court is located right where my cursor is

1252

02:25:53.280 --> 02:25:53.880

Faces.

1253

02:25:58.920 --> 02:25:59.190

pollackmv: Or

1254

02:25:59.910 --> 02:26:00.900

Ralph Alfonzetti: Broke up a little bit.

1255

02:26:06.690 --> 02:26:08.100

pollackmv: Of square a

1256

02:26:11.280 --> 02:26:12.030

pollackmv: Previously

1257

02:26:18.150 --> 02:26:18.480

Ralph Alfonzetti: Yeah.

1258

02:26:21.960 --> 02:26:22.350

pollackmv: Thank you.

1259

02:26:27.180 --> 02:26:36.060

Christopher Carthy: Adam once I forget, and I'm sure it's in your comments zoning regulations from motor court in front of the house in terms of the premise ability of that.

1260

02:26:36.240 --> 02:26:39.360

Adam Kaufman: It has to be beat the setback requirements.

1261

02:26:39.780 --> 02:26:42.030

Christopher Carthy: Just a setback requirements. That's all.

1262

02:26:42.210 --> 02:26:42.510

Yes.

1263

02:26:43.890 --> 02:26:45.540

Adam Kaufman: What else were you thinking

1264

02:26:45.810 --> 02:26:54.180

Christopher Carthy: For some reason I thought there was something I'm back my mind. I thought there was something about motor courts not being permitted in the front or something like that. In terms of

1265

02:26:56.070 --> 02:26:57.240

Christopher Carthy: I don't remember what that was.

1266

02:26:57.270 --> 02:26:58.770

Adam Kaufman: No, it just has to meet the setback.

1267

02:27:00.000 --> 02:27:09.960

Adam Kaufman: Which it does this, does the real issue is how this grading is interfacing with the road and whether that's acceptable to the that's that's the issue.

1268

02:27:10.500 --> 02:27:13.350

Larry Ruisi: Yeah. When you, when you look at this plan versus the old

1269

02:27:13.350 --> 02:27:28.740

Larry Ruisi: Plan and this plan the grading, you know, goes right down to the road and the old plan the grading was much closer to the house. So, so from a road perspective, you're going to be looking looking directly up to hell. I think that's the difference. Right.

1270

02:27:29.190 --> 02:27:30.030

Adam Kaufman: That's exactly right.

1271

02:27:30.510 --> 02:27:32.580

Kellard Sessions: About 10 to 12 feet. Yeah.

1272

02:27:34.920 --> 02:27:38.520

Christopher Carthy: What about the growth plan covers you see okay with all that with this thing.

1273

02:27:38.970 --> 02:27:39.630

Adam Kaufman: Believe so

1274

02:27:40.920 --> 02:27:42.300

Adam Kaufman: Remember that being an issue.

1275

02:27:45.390 --> 02:27:46.200

Ralph Alfonzetti: Yes, I am.

1276

02:27:48.360 --> 02:27:49.860

Ralph Alfonzetti: If I go up there. I don't know the exact numbers.

1277

02:27:50.400 --> 02:27:55.230

Adam Kaufman: You're fine with I think you were fine with the 1.1 acre right yeah

1278

02:28:00.870 --> 02:28:02.010

Ralph Alfonzetti: Firstly, can't find it right now.

1279

02:28:03.060 --> 02:28:05.640

Christopher Carthy: That's fine. I just wanted to make sure that it was okay. I don't

1280

02:28:05.670 --> 02:28:06.600

Adam Kaufman: Yes, yes.

1281

02:28:08.250 --> 02:28:11.610

Christopher Carthy: Board members or anything else you want to add to this. Oh.

1282

02:28:13.110 --> 02:28:14.550

Christopher Carthy: Joe, do you want to add anything to it.

1283

02:28:16.830 --> 02:28:23.640

Kellard Sessions: Well, you have my memo like Adam said, I think that the primary issue here is the statics from the road.

1284

02:28:25.020 --> 02:28:31.590

Kellard Sessions: You know, Ralph. I don't know if you've given any thought to pulling all that that slope back away from the road and maybe doing a combination of

1285

02:28:32.040 --> 02:28:42.150

Kellard Sessions: Similar to what we did on not one combination of some smaller gentler slopes and maybe a series of tiered walls, you know, for something like that, just as often that

1286

02:28:42.870 --> 02:28:43.440

Larry Ruisi: Break it up.

1287

02:28:45.330 --> 02:28:46.530

Adam Kaufman: Yeah, I think that's a good idea.

1288

02:28:46.950 --> 02:28:48.960

Ralph Alfonzetti: We can do that a little bit. Um,

1289

02:28:49.320 --> 02:28:51.660

Kellard Sessions: You got a lot of room between the court and and the road.

1290

02:28:54.090 --> 02:28:54.540

Ralph Alfonzetti: Okay.

1291

02:28:55.020 --> 02:28:56.550

Ralph Alfonzetti: You know, he's got to look into again.

1292

02:28:56.790 --> 02:29:01.260

Christopher Carthy: So he the road is that for 70 is the ruin it for 70
Ralph

1293

02:29:02.430 --> 02:29:05.310

Ralph Alfonzetti: Let me zoom in and just we can confirm that

1294

02:29:05.820 --> 02:29:07.230
Steven's iPad: It's a slow part of it is

1295
02:29:07.680 --> 02:29:08.370
Yeah.

1296
02:29:09.750 --> 02:29:10.320
Kellard Sessions: Probably got

1297
02:29:11.760 --> 02:29:12.330
Ralph Alfonzetti: This going on.

1298
02:29:14.790 --> 02:29:27.030
Christopher Carthy: Right. But he's going from for 7242 in that in that short distance. So what we did across the street is we remember we recommended that you

1299
02:29:28.890 --> 02:29:30.540
Christopher Carthy: Hear it a bit. You remember that.

1300
02:29:30.900 --> 02:29:39.420
Ralph Alfonzetti: Yeah, I can take the first, you know, for fee kind of pulling closer to the courtyard. So it kind of would have like a step in it.

1301
02:29:41.280 --> 02:29:50.460
Kellard Sessions: When you've got about what 30 to 40 feet of almost level yard from the courtyard towards the street, no real estate there to work with. If you wanted

1302
02:29:50.460 --> 02:29:50.910
To

1303
02:29:51.960 --> 02:29:59.220
Kellard Sessions: Or even come off the courtyard eight or 10 feet and then maybe step down and graded a little bit maybe step down a second time as you get closer to the road.

1304
02:30:00.570 --> 02:30:01.980
Ralph Alfonzetti: Yeah, we can look into doing that.

1305
02:30:02.220 --> 02:30:07.770

Christopher Carthy: And then you can have a planting plan Rao for the the wall good address how you going to plant the wall.

1306

02:30:08.700 --> 02:30:20.760

Ralph Alfonzetti: We can do that. Yeah, I mean I, to be honest, I may I have enough room there. Or I can kind of steer away from walls because they're they're expensive. But, um, so I can just kind of tear it down. I think I have enough room there.

1307

02:30:40.770 --> 02:30:42.510

Christopher Carthy: For members who want to apply on that.

1308

02:30:43.650 --> 02:30:46.530

Christopher Carthy: You know, the idea is, is there a little bit more maturity.

1309

02:30:46.770 --> 02:30:47.640

Christopher Carthy: And having

1310

02:30:47.940 --> 02:30:50.220

Christopher Carthy: It stepped down versus just burned down

1311

02:30:54.600 --> 02:30:54.930

pollackmv: A little

1312

02:30:57.360 --> 02:30:58.380

pollackmv: Pinch of salt and

1313

02:31:00.900 --> 02:31:02.070

Jim Jensen: Sugar. I like that idea that

1314

02:31:02.070 --> 02:31:02.910

Christopher Carthy: Again, Michael.

1315

02:31:05.940 --> 02:31:07.620

pollackmv: Now, I was thinking the same thing.

1316

02:31:09.060 --> 02:31:09.780

pollackmv: Was to

1317

02:31:10.860 --> 02:31:15.450

pollackmv: Provide a bomb provide some person and some landscape. Right.

1318

02:31:23.670 --> 02:31:24.060

Christopher Carthy: Okay.

1319

02:31:26.040 --> 02:31:26.880

Frank: Because there's only Chris

1320

02:31:27.120 --> 02:31:27.780

Christopher Carthy: Go ahead, Frank.

1321

02:31:28.050 --> 02:31:31.530

Frank: Right, so, so, this House is currently on the contract.

1322

02:31:31.950 --> 02:31:34.770

Frank: Mm hmm. I sold this House mid construction.

1323

02:31:34.980 --> 02:31:37.050

Frank: As I was doing the show so

1324

02:31:37.080 --> 02:31:45.300

Frank: This this quote your changes something that the the applicant wants. It's actually a gift from the applicants parents as a wedding present

1325

02:31:45.450 --> 02:31:47.490

Frank: Uh huh. They're, they're both

1326

02:31:49.230 --> 02:31:52.350

Frank: The two couples getting married and they both have recently saw their homes.

1327

02:31:53.370 --> 02:32:08.910

Frank: So we're pretty much 98% on construction in the house. The young to finalize this House for them to move in and get the some kind of T co CEO is to finalize the drainage and whatever was going to go on with this courtyard.

1328

02:32:10.470 --> 02:32:21.480

Frank: From that plan that greeting plan, last time we had a sidewalk with the planning work for the previous lots. That's pretty much where that existing grading lies right now the way it's

1329

02:32:21.870 --> 02:32:22.290
pollackmv: A plan.

1330
02:32:22.980 --> 02:32:30.600
Frank: So we've all kind of seen what it looks like now from the street.
And it's very comparable to Lot, two, three and four and the coldest acts
to kind of

1331
02:32:30.600 --> 02:32:31.110
Frank: Have that

1332
02:32:31.440 --> 02:32:40.740
Frank: Hill as they go up to the first floor elevations. So, you know,
whatever alterations that the planning board might want to see, you know,
I want to kind of do it in a way where

1333
02:32:41.700 --> 02:32:52.230
Frank: We could kind of settle this with some kind of recommendation and
work with out with Adam and the talent network and kind of finalize the
work right away. So I don't hold up then moving in and the closing and
the displacement

1334
02:32:53.460 --> 02:33:01.200
Frank: And if that's not possible, then maybe if I could just, you know,
move on with the the drainage, as we've already had all the the
engineering testing.

1335
02:33:02.310 --> 02:33:07.740
Frank: And percolation testing done for those drywalls and then maybe I
have to do this courtyard after they close it and move it.

1336
02:33:08.730 --> 02:33:17.910
Frank: So I'm kind of at that kind of situation with them because I don't
want to displace that family, you know, for too long because they
recently sold their home and they're not really waiting to move in here.

1337
02:33:18.330 --> 02:33:22.500
Christopher Carthy: But you might there. I mean, how much, how long would
it take you to

1338
02:33:23.670 --> 02:33:24.360
Frank: To build it.

1339
02:33:24.720 --> 02:33:34.290

Christopher Carthy: No, no, no, no. To me to build the courtyard while you're in construction. Now it's obviously better for you. Correct. It's better to do it now.

1340

02:33:34.890 --> 02:33:35.460

Frank: Do it now. Yeah.

1341

02:33:35.940 --> 02:33:42.390

Christopher Carthy: Right. So, I mean, how big a deal is a few to create that last a plan for the front of the house while you're

1342

02:33:43.380 --> 02:33:45.330

Christopher Carthy: Going to have that ready in like two weeks.

1343

02:33:45.390 --> 02:33:53.850

Frank: Yeah. Well, I mean, we have a landscape plan that's attached to the submission. The whole courtyard. You see that the whole quarter was landscape though front of the house was landscape. We have an extensive

1344

02:33:54.630 --> 02:33:58.860

Frank: Landscaping plant. If it's a matter of, you know, terracing a couple walls in the front.

1345

02:34:00.720 --> 02:34:07.470

Frank: You know, in their, in their agreeable to that that additional expensive landscape, then that's fine you know we'll do that. But it's not a decision that I could kind of make

1346

02:34:07.920 --> 02:34:17.460

Frank: On behalf of them. But if the tell if the planning board wants to see that terrorists in a wall with additional landscape. When you know I think that'll be amenable to them, but I just

1347

02:34:18.000 --> 02:34:24.630

Adam Kaufman: What are you saying Frank that you want the the planning board to remand this back to the RPC is that

1348

02:34:25.350 --> 02:34:33.420

Frank: Yes, that we have the Playboys okay and the only alteration that they want to see is maybe just a terrorist wall in front of landscaping, let me handle it the opposite way don't have to go back to

1349

02:34:33.720 --> 02:34:35.550

Adam Kaufman: Work could do that if they want to do that.

1350

02:34:36.450 --> 02:34:39.330

Frank: And this baggage is I can try to get it done for them, you know, fast.

1351

02:34:41.100 --> 02:34:42.960

Christopher Carthy: I just don't see why that's faster.

1352

02:34:44.130 --> 02:34:46.980

Christopher Carthy: It's because of the public notice business.

1353

02:34:47.520 --> 02:34:47.670

Adam Kaufman: Why

1354

02:34:48.030 --> 02:34:50.220

Adam Kaufman: You wouldn't be able to prove it until your next meeting.

1355

02:34:52.110 --> 02:34:56.400

Christopher Carthy: With Adam would this require public notice and yeah. All right.

1356

02:34:57.690 --> 02:35:05.850

Frank: Yeah, and I'm trying to I'm trying to tee up to the paving of this courtyard also with the paving and the the road itself.

1357

02:35:06.870 --> 02:35:13.620

Frank: You know, I'm trying to get all that done done together. And now's the time I want to get you squared away, especially for the winter. But you know, I had to

1358

02:35:13.860 --> 02:35:14.640

I had to women.

1359

02:35:16.080 --> 02:35:30.120

Frank: Don't know if that's okay with the planning board, they're okay with the general idea of this and let me you know finalize with Adam and the UFC UFC this way, he kind of move along quicker. You know, everybody would appreciate that.

1360

02:35:33.810 --> 02:35:39.720

Larry Ruisi: Chris, I don't, I don't have an objection to that if you know found him and Joe looked at it and they're satisfied.

1361

02:35:41.160 --> 02:35:42.450

Larry Ruisi: You know, we've kind of

1362

02:35:42.510 --> 02:35:49.290

Larry Ruisi: I think we're all on the same page, you know, the planning board and Adam and Joe was to what we would like to see. I don't think it's a problem.

1363

02:35:49.470 --> 02:36:02.580

Christopher Carthy: I agree. I agree with you, except for one thing. What happens if the app, the owner, whatever, like Frank said he's gonna go back to the owner and the owner has to approve it. What happens is the owner doesn't approve it isn't amenable to

1364

02:36:03.090 --> 02:36:05.850

Larry Ruisi: then then then he's not doing it. So these are going to

1365

02:36:07.260 --> 02:36:09.420

Larry Ruisi: Get approved by Adam or Joe or us

1366

02:36:09.930 --> 02:36:13.050

Adam Kaufman: When it comes back to the RP RC will just send it back to the planning board.

1367

02:36:13.170 --> 02:36:24.420

Christopher Carthy: Okay, that's what I'm getting at. I mean, basically, if we don't get some results here that is amenable to Adam Joe and the RP RC that I think. Yeah, because on the way back to planning that's

1368

02:36:24.570 --> 02:36:25.530

Christopher Carthy: What I wanted to make

1369

02:36:25.620 --> 02:36:31.170

Frank: Yeah, if it's if it's just about cherishing or breaking up that that front slope like we did it for street.

1370

02:36:31.830 --> 02:36:33.450

Frank: I don't, I don't see that being

1371

02:36:34.020 --> 02:36:39.840

Christopher Carthy: A deal breaker for deal breaker. Right. Okay, frankly. So Jim, you want anything

1372

02:36:40.170 --> 02:36:44.790

Jim Jensen: Oh, that sounds good. I think it just, it would just want to confirm what the plan is

1373

02:36:47.040 --> 02:36:56.430

Jim Jensen: Is to it between Frank and and and Ralph, they'll, they'll develop some sort of terrorist plan to kind of mimic what was done across the way.

1374

02:36:56.790 --> 02:37:08.790

Christopher Carthy: Landscape plan to complement that terrorists and they'll bring that back to the residential parts of review committee and the mercy can approve that plan if the RC RC is unhappy with that plan, they'll come back to planning.

1375

02:37:10.800 --> 02:37:11.760

Adam Kaufman: Yeah yeah

1376

02:37:12.270 --> 02:37:14.640

Christopher Carthy: Okay, you gotta Frank. Okay.

1377

02:37:14.700 --> 02:37:15.390

Frank: All right. Thank you.

1378

02:37:16.260 --> 02:37:17.820

Adam Kaufman: I think you should make a motion.

1379

02:37:17.880 --> 02:37:30.150

Christopher Carthy: All right, I'll make a motion to send the project back to the RPC with the contingency that the applicant develops a terrorist wall with the landscape plan for that terrorists wall to the satisfaction of the RPC.

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02:37:31.980 --> 02:37:33.930

Christopher Carthy: I'll second that. On favor

1381

02:37:34.140 --> 02:37:34.860

Larry Ruisi: Hi. Hi.

1382

02:37:35.040 --> 02:37:35.280

Steven's iPad: Hi.

1383

02:37:35.850 --> 02:37:36.600
Christopher Carthy: You go, Frank.

1384
02:37:36.810 --> 02:37:37.590
Frank: Have a good night. Thank you.

1385
02:37:37.650 --> 02:37:38.070
Tonight.

1386
02:37:39.270 --> 02:37:39.720
Thank you.

1387
02:37:40.920 --> 02:37:47.670
Christopher Carthy: Oh yeah, the next application before us is Baucus at one roundhouse road.

1388
02:37:50.340 --> 02:37:50.640
Yeah.

1389
02:38:00.840 --> 02:38:03.840
Christopher Carthy: Adam did we see this application like five years ago.

1390
02:38:04.170 --> 02:38:06.750
Adam Kaufman: Yes. You didn't see that in my report.

1391
02:38:06.930 --> 02:38:17.790
Christopher Carthy: I don't remember. I read it, but I wasn't sure. Yeah. Remember, this is the application where a lovely woman came before us and talk about how she wanted a second curb cut

1392
02:38:18.870 --> 02:38:21.810
Adam Kaufman: Yes, and I think she's on the call now. Yeah, okay.

1393
02:38:21.960 --> 02:38:23.040
Christopher Carthy: All right, fine or

1394
02:38:24.510 --> 02:38:27.810
Adam Kaufman: Yes, but you're right it was before us in 2014

1395
02:38:28.020 --> 02:38:29.850
Christopher Carthy: My novia. That was a long time ago.

1396

02:38:30.060 --> 02:38:31.230

Adam Kaufman: Yeah, so good number.

1397

02:38:31.800 --> 02:38:32.250

Yeah.

1398

02:38:34.860 --> 02:38:37.020

Adam Kaufman: So, Ralph. You're gonna take us through the plan.

1399

02:38:38.160 --> 02:38:38.700

Sure.

1400

02:38:40.140 --> 02:38:41.910

Ralph Alfonzetti: Okay, it should be up on your screen.

1401

02:38:43.080 --> 02:39:02.190

Ralph Alfonzetti: It's a single family house is just under one acre, it's on the north corner of roundhouse road and roundhouse court I'm presently. There is a driveway curb cut right here where my cursor is and comes in wraps around this side of the House to the garage.

1402

02:39:03.300 --> 02:39:08.820

Ralph Alfonzetti: We're seeking to put in a horseshoe with to curb cuts.

1403

02:39:11.550 --> 02:39:13.920

Ralph Alfonzetti: That's pretty much it. There's all this is

1404

02:39:15.120 --> 02:39:19.950

Ralph Alfonzetti: Not let me jump in for a second. The rat has court is called seconds only

1405

02:39:20.250 --> 02:39:33.420

Ralph Alfonzetti: Seven houses that are served by the cold the sack by this road. This is one of them. So there's only six others besides this one. So it's a pretty you know it's not a very dense area and

1406

02:39:35.220 --> 02:39:37.020

Ralph Alfonzetti: As core is not traveled very much

1407

02:39:39.270 --> 02:39:47.430

Adam Kaufman: Yeah, and as Christopher mentioned the planning board saw this back in 2014 at that point the board.

1408

02:39:48.420 --> 02:39:53.580

Adam Kaufman: As the apple or told the applicant, they thought they could address the parking problems in another way.

1409

02:39:53.910 --> 02:40:05.820

Adam Kaufman: Nothing's happened to the site since then. And I don't know if they want to take the opportunity to explain what's going on. And what's happened in the interim, meanwhile, I'm sure that will give the board some some additional background here.

1410

02:40:07.320 --> 02:40:09.420

Sonia Vakkas: Yes. Can you guys hear me.

1411

02:40:09.480 --> 02:40:10.290

Adam Kaufman: Yes. Yep.

1412

02:40:11.130 --> 02:40:12.930

Sonia Vakkas: Hi. How are you, Thomas back

1413

02:40:14.790 --> 02:40:30.060

Sonia Vakkas: Well, yeah, it just the way the driveway is now kind of loops and school kind of lines around to the side of the house and we have trouble getting in and out of the house and you know at the beginning we said, I will just kind of have to live with it, but

1414

02:40:31.080 --> 02:40:42.960

Sonia Vakkas: We've had a couple close calls that I have two small kids and I just feel like it's dangerous to have to get in and out of there. I feel like one of these days. We're going to run a one of my kids. And when we have people over

1415

02:40:44.400 --> 02:40:54.450

Sonia Vakkas: It's hard to get it down that driveway. So people have to park on the cul de sac and I think it also kind of could be disruptive to our neighbors when they have to fork in the street.

1416

02:40:57.360 --> 02:40:57.630

Okay.

1417

02:41:00.780 --> 02:41:13.290

Adam Kaufman: Technical, you know, technically, if the boards to consider this. There's a couple issues we need to understand right the GIS show this as Heidrick soils and if

1418

02:41:13.860 --> 02:41:25.380

Adam Kaufman: There is a wetlands permit needed. There's a provision in the code that would actually prohibit the second Kirk. If a wetlands permit as needed. So we'll need to iron that issue out

1419

02:41:25.920 --> 02:41:42.330

Adam Kaufman: The second issue is the distance between the closest curb cut from roundhouse court to the intersection and that's less than 200 feet. So we last address this in the patty application in North White Plains that's going to potentially or would need a variance

1420

02:41:42.660 --> 02:41:43.530

Adam Kaufman: Because they don't have that.

1421

02:41:45.150 --> 02:41:45.690

Adam Kaufman: What was that

1422

02:41:46.020 --> 02:41:47.970

Kellard Sessions: We they both would be within 200 feet.

1423

02:41:48.990 --> 02:41:55.890

Adam Kaufman: Okay, so then then both even though one is improving the condition of them.

1424

02:41:56.520 --> 02:41:56.880

Christopher Carthy: Right.

1425

02:41:57.210 --> 02:41:58.260

Adam Kaufman: One of the curb cuts.

1426

02:42:00.480 --> 02:42:03.870

Adam Kaufman: That's it from a technical standpoint mine.

1427

02:42:09.060 --> 02:42:09.660

Christopher Carthy: Steve.

1428

02:42:10.920 --> 02:42:11.400

Steven's iPad: Yes, sir.

1429

02:42:12.000 --> 02:42:14.220

Christopher Carthy: The view. And I remember this application, right.

1430

02:42:14.700 --> 02:42:15.210

Steven's iPad: We do.

1431

02:42:15.810 --> 02:42:24.150

Steven's iPad: Yeah, we do. I think we are biggest are one of the main content is is what Adam just highlighted was the proximity of the first curb cut to the intersection

1432

02:42:25.560 --> 02:42:33.630

Steven's iPad: But I did I fail to remember about the Heidrick soils, Adam. So is that is that a first step for the applicant.

1433

02:42:35.520 --> 02:42:37.260

Adam Kaufman: How do you think we should handle that Joe

1434

02:42:38.100 --> 02:42:43.410

Kellard Sessions: What I thought as part of the when they were before us for the work in the rear with the patio.

1435

02:42:44.850 --> 02:42:51.150

Kellard Sessions: I thought at that time we had define the boundaries of any wetlands. I think they were just off site the property.

1436

02:42:52.890 --> 02:42:56.310

Kellard Sessions: Ralph, correct me from wrong. I think they were to the rear and they were

1437

02:42:56.430 --> 02:42:58.440

Ralph Alfonzetti: I think you're correct. I

1438

02:42:59.520 --> 02:43:00.150

Kellard Sessions: Will be required.

1439

02:43:01.200 --> 02:43:06.120

Sonia Vakkas: My wife is saying that we do have a wetland permit, it's already been assessed since

1440

02:43:07.320 --> 02:43:19.110

Adam Kaufman: sorted out the town. Yeah, that's what Joe was saying. So we'll just need to see where that where that is. And Joe, Joe, the tenant and you're saying he does not think of weapons permits required, which is

1441

02:43:19.140 --> 02:43:28.740

Kellard Sessions: We have, we have that line established as part of a prior application, Ralph. Obviously, if we could just supplement this plan with that line to make sure you wouldn't need a permit for this curb cut

1442

02:43:29.310 --> 02:43:34.950

Kellard Sessions: I think it affected a portion of the work you were doing in the rear, but I don't know that it extended far enough to impact this driveway.

1443

02:43:36.420 --> 02:43:36.690

Ralph Alfonzetti: Right.

1444

02:43:37.320 --> 02:43:45.750

Ralph Alfonzetti: I think you're right. Actually, I'm not even sure if it affected, we are but i think i think it was back there, but it did not affect when we were putting the patio and terrorists.

1445

02:43:47.910 --> 02:43:53.820

Kellard Sessions: It affected it or you were able to work around it. I don't, I don't remember the details of it, but we have that line established

1446

02:43:54.240 --> 02:43:54.570

Great.

1447

02:43:55.740 --> 02:44:08.070

Christopher Carthy: Mr. Vargas, yeah. First of all, you know, welcome back. I remember when you your wife came before us many years ago and we try to come up with some solutions for you folks.

1448

02:44:08.430 --> 02:44:20.310

Christopher Carthy: Whatever happened to that here of the hammerhead try play it back there. We kind of I remember recommending that we expand the driveway on the side of the house so that you can pull in and back out there.

1449

02:44:20.760 --> 02:44:28.200

Christopher Carthy: And because the truth of the matter is a double curb cut is something we rarely ever do in this town. It's something we rarely

1450

02:44:29.340 --> 02:44:30.540

Christopher Carthy: And we

1451

02:44:30.630 --> 02:44:31.920

Sonia Vakkas: There's actually about

1452

02:44:31.980 --> 02:44:36.120

Sonia Vakkas: Five houses in the immediate area that have circular driveway.

1453

02:44:37.620 --> 02:44:37.860

Right.

1454

02:44:39.090 --> 02:44:50.940

Christopher Carthy: I mean, they may i don't i don't remember them being permitted by the planning board. I mean, you know. Sometimes things happen, but I just you know in in the 10 years or so, whatever that been sitting on this board.

1455

02:44:51.480 --> 02:45:06.150

Christopher Carthy: I can count on one hand, how many times we've committed a circle, you know, double curb cut and but my question to you is, instead of going to and then instead of putting all this asphalt and in front of your house.

1456

02:45:08.970 --> 02:45:28.200

Christopher Carthy: Why not consider something more like expanding the driveway a motor court on along the driveway along the garage entrance expand that so that you could have more room to back in and back out and then

1457

02:45:31.050 --> 02:45:53.610

Christopher Carthy: You know, if you felt. I don't know if you feel like the driveway entrance that is further down the street that actually improves the line. The that one. Correct. Do you feel like that alone coming in and having an expanded driveway what please you more than the existing entrance

1458

02:45:56.940 --> 02:45:59.370

Christopher Carthy: So what I'm getting at is, imagine me expand that.

1459

02:46:00.390 --> 02:46:06.600

Sonia Vakkas: To make that cater and when you're apply the garage. And I think that's where my my worry is

1460

02:46:06.630 --> 02:46:17.190

Christopher Carthy: Yeah, but everybody does. I mean everyone who has a side garage entrance, where the garages are on the side of the house. Everyone has to make that kind of turn

1461

02:46:18.270 --> 02:46:19.680

Christopher Carthy: In the town, everyone.

1462

02:46:20.640 --> 02:46:24.000

Adam Kaufman: And what, what's the depth of that Ralph is it

1463

02:46:24.060 --> 02:46:25.020

Adam Kaufman: Is that deep enough

1464

02:46:25.590 --> 02:46:28.050

Ralph Alfonzetti: From the face of the garage to to the curve here.

1465

02:46:28.200 --> 02:46:28.470

Yeah.

1466

02:46:30.270 --> 02:46:33.510

Ralph Alfonzetti: I don't have the exact measurement, but it's about 25 feet probably

1467

02:46:33.900 --> 02:46:37.740

Adam Kaufman: So a few, you know, few feet might make that a bit easier to navigate

1468

02:46:39.600 --> 02:46:42.930

Christopher Carthy: And expanded a little bit further back.

1469

02:46:43.200 --> 02:46:56.550

Christopher Carthy: I'm wondering why. Let's say that and move the fence right towards the corner of the house as opposed to where it is now. You wouldn't be left with that overwhelming presence, you know, asphalt presence in front of the house.

1470

02:46:59.220 --> 02:47:01.680

Kellard Sessions: Look like this that left lot line is

1471

02:47:01.710 --> 02:47:11.310

Kellard Sessions: 35 yard is already pretty heavily vegetated. What if you just provided a couple maybe two or three kind of parking spaces off that left that drove

1472

02:47:13.050 --> 02:47:14.430

Ralph Alfonzetti: Me here. Yeah.

1473

02:47:16.080 --> 02:47:27.060

Ralph Alfonzetti: If it's a possibility and you know it's at that point it's up to the owner, you know what what preference. I want to go by, but you can definitely do that. You know, we can definitely, yeah.

1474

02:47:27.630 --> 02:47:36.360

Adam Kaufman: You can you can mix and match, right. So if you want to move the curb cut further away, right. So the yeah

1475

02:47:36.390 --> 02:47:38.070

Adam Kaufman: That curve right

1476

02:47:38.100 --> 02:47:43.410

Adam Kaufman: Next, maybe then you expand it a bit in front of the house, so you

1477

02:47:45.120 --> 02:47:45.480

Christopher Carthy: Guys.

1478

02:47:45.510 --> 02:47:46.140

Adam Kaufman: Right there.

1479

02:47:46.500 --> 02:47:48.180

Adam Kaufman: And then you stand in the back.

1480

02:47:49.140 --> 02:47:50.880

Adam Kaufman: You're there to you like

1481

02:47:51.240 --> 02:47:52.500

Kellard Sessions: A little pool very long.

1482

02:47:53.160 --> 02:47:54.540

Adam Kaufman: Right. Exactly. That's exactly

1483

02:47:55.500 --> 02:48:04.920

Ralph Alfonzetti: So, so, eliminate this curb cut move it here. Come in front of the house, maybe expand this you can get a car by asshole often

1484

02:48:05.730 --> 02:48:09.690

Ralph Alfonzetti: Work come here square this off and and maybe extended

1485

02:48:09.960 --> 02:48:10.290

Yeah.

1486

02:48:12.150 --> 02:48:13.020

Adam Kaufman: Even work better.

1487

02:48:13.260 --> 02:48:22.770

Christopher Carthy: I think that's a way better plan. I think that would improve the value of your home, where is this plan. It's very heavy. And I don't think it's doing wonders for you in the end.

1488

02:48:23.280 --> 02:48:34.020

Sonia Vakkas: I think if we have people Park, though it by extending this looping part of the joy. It's going to be more difficult getting in and out of there. If you have people parked on that.

1489

02:48:34.020 --> 02:48:34.470

Side.

1490

02:48:35.550 --> 02:48:35.820

Sonia Vakkas: You know,

1491

02:48:35.880 --> 02:48:43.650

Larry Ruisi: You know, the, the other thing you might consider is using the new driveway on the right. And as you're committed in front of the house.

1492

02:48:44.070 --> 02:48:56.220

Larry Ruisi: Create some type of motor court between the old driveway and a new driveway. On the left, and people could come in and basically park there as guests and then they leave, they could back out and go out the driveway.

1493

02:48:57.360 --> 02:49:14.550

Larry Ruisi: Yes, you know that i mean that's that's a lot of that maybe too much asphalt in front of your house. But that's, you know, I think there's other ways to solve the problem without having to curb cuts and the one closest to the to the to the neighboring Street is 50 feet not 200

1494

02:49:14.970 --> 02:49:16.650
Christopher Carthy: Right. I agree.

1495
02:49:19.770 --> 02:49:22.140
Ralph Alfonzetti: The one thing I will have to say with the 50 feet is

1496
02:49:24.030 --> 02:49:29.340
Ralph Alfonzetti: You know, any cars that are coming into roundhouse court are going to be on the opposite side of the road.

1497
02:49:30.750 --> 02:49:32.040
Ralph Alfonzetti: From these curb cuts.

1498
02:49:32.220 --> 02:49:32.580
Christopher Carthy: So the

1499
02:49:32.610 --> 02:49:44.460
Ralph Alfonzetti: Only card that would be really in conflict would be ones coming from cul de sac, so there's there's really, you know, it's going to be rather than cars coming in and call the sack and you're going to be excellent at the same time.

1500
02:49:44.850 --> 02:49:47.370
Christopher Carthy: We have a review Ralph on that.

1501
02:49:47.490 --> 02:49:47.940
Larry Ruisi: Point, I

1502
02:49:48.090 --> 02:49:48.630
Christopher Carthy: Agree with you.

1503
02:49:54.210 --> 02:49:58.620
Adam Kaufman: Right, well, you know, I think you've got some good feedback. Think about what works, what doesn't work and

1504
02:49:59.370 --> 02:50:09.660
Adam Kaufman: You know, decide what you want to do if you come to some conclusion. That's other than the second curb cut, you don't need to finish with the planning board, you could just go to the RP RC for that.

1505
02:50:10.980 --> 02:50:11.400
Okay.

1506

02:50:13.770 --> 02:50:14.220

So,

1507

02:50:15.510 --> 02:50:17.460

Ralph Alfonzetti: Is the second curb cut

1508

02:50:18.690 --> 02:50:21.690

Ralph Alfonzetti: Not looking promising. Is that what you guys were kind of saying or

1509

02:50:22.590 --> 02:50:34.470

Christopher Carthy: I, I would tell you that I don't think it's promising. I think what we said tonight is very worthy of consideration and gives miss the office and this was office a better plan. I think

1510

02:50:35.790 --> 02:50:47.550

Christopher Carthy: I think this is one of the few cases Nuff you. This is one of those cases, I should say, where the planning board. I think it's doing the applicant a favor and we're trying to bring them to a point where it's a better plan.

1511

02:50:48.780 --> 02:50:54.630

Sonia Vakkas: I again I'm going to be worried about the way slopes in and out getting it out there and just

1512

02:51:00.030 --> 02:51:03.090

Sonia Vakkas: Look around. There are more direct lines.

1513

02:51:03.780 --> 02:51:17.760

Christopher Carthy: You still have to pull in there. You can't see me, my hands are moving along the driveway, but you still have to if you're going to your garage, that's the only time where you still have to turn around. No matter what you do, even with the double curb cut yourself to turn around.

1514

02:51:19.380 --> 02:51:27.450

Christopher Carthy: It's only for that instance where you're parking in front of your house, getting out going in the house coming back out getting back in your car and pulling back

1515

02:51:28.710 --> 02:51:29.820

Christopher Carthy: Pulling back out.

1516

02:51:32.700 --> 02:51:38.310

Christopher Carthy: And if you create a little bit of a mortar court in the front, you'd be able to make that three point turn without having a problem.

1517

02:51:39.690 --> 02:51:44.700

Christopher Carthy: And you'd be able to keep your grass wine and kak you wouldn't have you wouldn't be 50 feet from the corner.

1518

02:51:46.140 --> 02:51:51.690

Christopher Carthy: I think you're hurting your property value here too. That's, that's beside the point. But that's just my two cents.

1519

02:51:56.190 --> 02:51:59.880

Christopher Carthy: I don't want to wait on your parade, but I am waiting on you're creating a little bit. I know that.

1520

02:52:02.940 --> 02:52:06.060

Ralph Alfonzetti: Yeah, Adam. Adam, if we do go that route.

1521

02:52:07.740 --> 02:52:09.180

Ralph Alfonzetti: The moral court in front

1522

02:52:10.110 --> 02:52:12.270

Adam Kaufman: Well, look, it can't be a motor court, Ralph.

1523

02:52:12.300 --> 02:52:12.870

Adam Kaufman: Sorry.

1524

02:52:13.200 --> 02:52:13.710

Ralph Alfonzetti: I get that.

1525

02:52:14.220 --> 02:52:17.970

Ralph Alfonzetti: You don't need a setback. But if you have like a pull off area there.

1526

02:52:18.120 --> 02:52:19.140

Adam Kaufman: I think that's fine.

1527

02:52:19.470 --> 02:52:19.830

Christopher Carthy: Right.

1528

02:52:19.890 --> 02:52:22.560

Adam Kaufman: Right, that's not gonna that's not going to be a motor court.

1529

02:52:22.920 --> 02:52:23.340

Christopher Carthy: Right, so

1530

02:52:24.150 --> 02:52:25.590

Ralph Alfonzetti: A wider driveway area.

1531

02:52:25.620 --> 02:52:27.090

Adam Kaufman: Why, exactly. Yep.

1532

02:52:29.130 --> 02:52:30.480

Ralph Alfonzetti: More wide variance

1533

02:52:30.690 --> 02:52:32.910

Ralph Alfonzetti: Why can go before you call it a mode report.

1534

02:52:35.190 --> 02:52:35.670

Ralph Alfonzetti: I don't know.

1535

02:52:35.820 --> 02:52:38.040

Adam Kaufman: We'd have to see the plan. What were you saying, Joe.

1536

02:52:38.970 --> 02:52:41.550

Kellard Sessions: Motorsports not prohibited, it would just be a variance. Right.

1537

02:52:42.390 --> 02:52:45.120

Adam Kaufman: It would be a variance. If it doesn't need to set back. Yes.

1538

02:52:45.510 --> 02:52:45.750

Christopher Carthy: And

1539

02:52:46.290 --> 02:52:48.240

Adam Kaufman: The question is another way to approach it is

1540

02:52:48.750 --> 02:52:52.020

Christopher Carthy: What is the, what is the setback for a motor core

1541

02:52:53.130 --> 02:52:55.650

Adam Kaufman: Principle structure. So you can see from this

1542

02:52:56.310 --> 02:52:57.690

Adam Kaufman: Plan. They don't have the road to

1543

02:52:57.690 --> 02:52:58.080

Adam Kaufman: Do that.

1544

02:52:58.470 --> 02:53:01.050

Christopher Carthy: Okay. All right. Yeah. Of course not.

1545

02:53:01.530 --> 02:53:03.750

Larry Ruisi: So the motor cord is a lesser evil than

1546

02:53:03.750 --> 02:53:05.400

Christopher Carthy: 2000 records.

1547

02:53:05.880 --> 02:53:14.730

Christopher Carthy: So just focus. Another thing, not that. Again, I'm not encouraging you to do this, I'm only making you aware of the fact that if you and Ralph

1548

02:53:15.360 --> 02:53:26.730

Christopher Carthy: You know offline discuss this, and somehow a motor cordons what really turned you on, then you could resolve that with a variance. I'm just making you aware of that.

1549

02:53:28.620 --> 02:53:29.250

Sonia Vakkas: Talk about

1550

02:53:30.030 --> 02:53:41.130

Christopher Carthy: Talk about it. Okay. Again, thank you for coming back. I appreciate your coming back and i and i really i hate to rain on your parade. But, you know, at least the planning board is consistent

1551

02:53:42.210 --> 02:53:45.720

Sonia Vakkas: getting in and out of there and give me a lot of grief with my two kids, you know,

1552

02:53:46.020 --> 02:53:50.760

Sonia Vakkas: Why we feel like we have to come back after the got a little bit older and they're outside all the time.

1553

02:53:52.170 --> 02:53:54.750

Christopher Carthy: Okay, thank you. Goodnight.

1554

02:53:55.380 --> 02:53:56.280

Ralph Alfonzetti: Goodnight. Thanks.

1555

02:54:01.530 --> 02:54:01.920

Bro.

1556

02:54:05.220 --> 02:54:19.020

Christopher Carthy: Okay, so the next application before us is 14 minus River Road. This is special use permit for another garage two story garage cars on the bottom with the lift inside the garage, so they can lift the cars up and put them in top

1557

02:54:20.190 --> 02:54:22.860

Adam Kaufman: Yeah it to get everyone in here.

1558

02:54:23.250 --> 02:54:24.480

Christopher Carthy: Michael, you still with us.

1559

02:54:28.410 --> 02:54:29.550

Christopher Carthy: You would ride your in your

1560

02:54:30.810 --> 02:54:32.760

Christopher Carthy: easy chair there from Michael

1561

02:54:36.420 --> 02:54:37.200

pollackmv: Dell ready

1562

02:54:45.600 --> 02:54:50.790

Christopher Carthy: Somebody has their radio or their computer on just turn that off because if I have to listen to myself with really bad.

1563

02:54:51.600 --> 02:54:54.330

Adam Kaufman: Is there anyone else that needs to be led into the meeting.

1564

02:55:03.060 --> 02:55:04.440

John Needham: Is Mark Jackson going to join us.

1565

02:55:07.050 --> 02:55:09.120

Christopher Carthy: Has a computer on

1566

02:55:10.590 --> 02:55:13.440

Christopher Carthy: Playing the meeting. And there's a delay. So we're listening to the meeting.

1567

02:55:14.340 --> 02:55:14.790

Adam Kaufman: Turn off.

1568

02:55:15.480 --> 02:55:16.980

Adam Kaufman: The web version of the meeting.

1569

02:55:17.220 --> 02:55:17.580

Right.

1570

02:55:21.540 --> 02:55:22.290

kahlilhamady: Somebody has

1571

02:55:27.840 --> 02:55:30.240

kahlilhamady: there anyone else that needs to be let into the meeting.

1572

02:55:31.410 --> 02:55:33.090

John Needham: I think we got we got everybody

1573

02:55:35.790 --> 02:55:50.580

Christopher Carthy: Can you folks, turn off the web version. What you're listening to. So that you're only listening to advice, zoom, you're in a zoom meeting right now. So if you're in, zoom you want you want to participate by zoom and not have the computer on the background with the meeting going

1574

02:55:53.250 --> 02:55:56.010

Christopher Carthy: Thank you think we're good. Good.

1575

02:55:58.170 --> 02:55:58.590

Adam Kaufman: Okay.

1576

02:55:58.980 --> 02:55:59.400

Okay.

1577

02:56:01.350 --> 02:56:15.630

John Needham: Good evening. My name is John Needham I'm here with my wife Leslie, along with us tonight are Camille Hammadi and Mark Jackson from Hamadi architects and Peter Gregory, who I know that you know

1578

02:56:17.400 --> 02:56:22.410

John Needham: We've received the reports from the town, as well as from the engineer.

1579

02:56:23.670 --> 02:56:30.450

John Needham: And tonight we we'd like to make just a very short presentation to a prize, you have what we hope to do

1580

02:56:31.620 --> 02:56:33.810

John Needham: Great. Okay. So,

1581

02:56:34.980 --> 02:56:49.530

John Needham: We live at number 14 minus River Road, which as you know is one of North castles scenic road scape areas. So, that is why we need to come to the planning board with this.

1582

02:56:51.810 --> 02:56:59.100

John Needham: This is a house that we moved into 20 years ago it was built in 1780. It's a very special.

1583

02:57:00.270 --> 02:57:00.630

Christopher Carthy: You know,

1584

02:57:01.050 --> 02:57:08.820

John Needham: Historic House and we've been working on it for the last 18 years and everything we've done with it. We've tried to

1585

02:57:09.630 --> 02:57:18.330

John Needham: do so in a way that's consistent with the spirit of the place, the history and the, the beauty of minus River Road in the era that we live in.

1586

02:57:19.290 --> 02:57:28.710

John Needham: So I'm skipping right to what we're looking to do now in this in this alteration that we're applying for

1587

02:57:29.640 --> 02:57:44.850

John Needham: Number one, we are looking to relocate, one of the two driveways of the house and I, I can't tell us that are we looking at the existing. Okay, that's the site plan. Can we go back to the existing plan.

1588

02:57:46.590 --> 02:57:52.680

John Needham: Okay, so what you can see here is that we have to driveway inferences.

1589

02:57:54.360 --> 02:58:10.440

John Needham: Currently, one to the north here and one to the south. This is a very steep and kind of narrow driveway entrance what we're looking to do as sort of part one of this plan is to relocate this entrance

1590

02:58:11.820 --> 02:58:14.940

John Needham: About 240 feet down the road.

1591

02:58:16.140 --> 02:58:26.340

John Needham: And then we're also looking to build a storage barn, which will be a place that will keep one car and Molly equipment.

1592

02:58:27.570 --> 02:58:29.910

John Needham: And is it possible for me to screen share

1593

02:58:30.600 --> 02:58:31.620

Peter Gregory: Yes, yes.

1594

02:58:32.400 --> 02:58:34.950

John Needham: So let me just try to put something up here.

1595

02:58:35.340 --> 02:58:36.240

John Needham: I think someone else's

1596

02:58:36.270 --> 02:58:37.560

John Needham: Screen Sharing and I

1597

02:58:38.100 --> 02:58:38.880

Peter Gregory: Oh yes, I am.

1598

02:58:38.910 --> 02:58:42.960

Adam Kaufman: Able to to supersede. Okay, that's great.

1599

02:58:46.830 --> 02:58:48.870

John Needham: Okay, so that's the current house.

1600

02:58:50.040 --> 02:58:55.350

John Needham: And this is a drone shot of the workplace.

1601

02:58:56.730 --> 02:59:05.010

John Needham: The barn. We're looking to put into this area here. So that's my anus River Road and the barn will be sort of tucked into this area here.

1602

02:59:06.060 --> 02:59:06.600

John Needham: Now,

1603

02:59:07.740 --> 02:59:20.280

John Needham: Just a quick word about the sort of the lie of the land. When we bought this home 18 years ago we also bought this locked to the south. This was previously a separate lot

1604

02:59:21.360 --> 02:59:28.830

John Needham: Which was approved for a subdivision. It was some divided and approved to build another home.

1605

02:59:30.840 --> 02:59:46.980

John Needham: We are not going to do that. And instead, we have now merged together those two lots. And so we've we know we've given up the right to build a home instead, we want to put up the this accessory structure that the storage barn.

1606

02:59:48.450 --> 02:59:50.790

Christopher Carthy: With and when did you do the last one change.

1607

02:59:51.660 --> 03:00:02.160

John Needham: We did that while it wasn't a lot line change, per se. I think we did a merger of the two properties. And I did that about two months ago.

1608

03:00:05.790 --> 03:00:13.380

Christopher Carthy: So rolling this a lot line when they did the merger. Honestly, that's like a lot line change their mind that division went away. Is that correct,

1609

03:00:14.340 --> 03:00:15.000

Roland Baroni: That's correct.

1610

03:00:15.420 --> 03:00:19.260

Roland Baroni: Yeah, they probably did it through the assessor's office.

1611

03:00:20.520 --> 03:00:27.900

John Needham: Yeah, we did it with the assessor locally, but we also worked with Westchester County to record the deed.

1612

03:00:28.050 --> 03:00:28.530

Right.

1613

03:00:29.640 --> 03:00:33.360

Christopher Carthy: But that requires planning one approval to merge that is that correct

1614

03:00:33.570 --> 03:00:34.500

Roland Baroni: No, not

1615

03:00:34.830 --> 03:00:39.870

Christopher Carthy: Right, okay. Whereas if they wanted to change a lot line that would have required planning board approval. Right.

1616

03:00:39.960 --> 03:00:42.150

Christopher Carthy: Right. Right. Okay. That's interesting.

1617

03:00:42.750 --> 03:00:45.510

John Needham: It may be kind of unusual that we gave up.

1618

03:00:45.750 --> 03:00:46.140

Christopher Carthy: You know,

1619

03:00:46.170 --> 03:00:58.410

John Needham: Build a lot and merge it into our, our existing. We also donated an easement on this entire what this is called lot to seven acres. We donated an easement on that.

1620

03:00:59.190 --> 03:01:14.580

John Needham: Entire property to the minus gorge sure and have been working closely with them on this this plan that we're putting in front of you. Now we've done sidewalks with the executive director and the chairman of the gorge board.

1621

03:01:14.760 --> 03:01:23.940

John Needham: Washington to the plans and they they have no problem with it totally understand it and at the time. We donated the easement we we told them that this was going to be our plan so

1622

03:01:25.680 --> 03:01:28.590

John Needham: So, in any event, the new site plan.

1623

03:01:31.020 --> 03:01:54.780

John Needham: Which Peter Gregory prepared knows that this is the current South driveway. That will now become a small six foot wide pedestrian access point and the driveway will be moved down here and then the driveway will run, you know, through here and the barn will will be built right here.

1624

03:01:56.580 --> 03:02:10.920

John Needham: This is a rendering that shows you the concept, it will be, you know, made out of stone matching the stone walls and there's an old pumphouse down below in the property that is made out of stone and it'll, it'll match that with

1625

03:02:11.190 --> 03:02:19.860

John Needham: What on the top and Peter shank cedar shake goals and everything done in a way that will will really fit in nicely.

1626

03:02:21.000 --> 03:02:21.450

John Needham: So,

1627

03:02:22.590 --> 03:02:30.420

John Needham: That's, that's kind of an overview of what we're hoping to do. I didn't mention that the main structure will be a barn. We're going to put a

1628

03:02:31.110 --> 03:02:48.180

John Needham: shed roof at the end of the barn, which will come out. I think around 10 feet or so, which will be a place where we'll have kind of workout equipment so there'll be no plumbing. It's this will never be a residence it

1629

03:02:49.290 --> 03:02:53.700

John Needham: It is pure and simple a storage barn and we're just tacking on this fitness area.

1630

03:02:54.870 --> 03:02:55.980

John Needham: So I don't know Peter

1631

03:02:57.570 --> 03:02:59.820

John Needham: Is there anything that you'd like to add about this.

1632

03:03:00.990 --> 03:03:09.030

Peter Gregory: I think we should just mentioned that the the area of the building will be below the 800 foot

1633

03:03:09.660 --> 03:03:13.680

Peter Gregory: Square Foot maximum we're at 726 square feet.

1634

03:03:14.670 --> 03:03:21.150

Peter Gregory: We are working to keep the overall height of the building a compliant with the zoning.

1635

03:03:22.260 --> 03:03:31.710

Peter Gregory: To the 15 foot based on the average grade that we've calculated around the foundation, and I think it's also important to note that the

1636

03:03:33.000 --> 03:03:42.450

Peter Gregory: Variance will be required because we're only going to be able to keep this structure 32 feet off of that front property line where the

1637

03:03:44.040 --> 03:03:49.950

Peter Gregory: We can just check to see if we can zoom in, I believe we're at 75 feet for our front yard setback in this

1638

03:03:50.610 --> 03:03:51.030

Peter Gregory: Correct.

1639

03:03:51.060 --> 03:03:52.080

Adam Kaufman: So for it.

1640

03:03:52.830 --> 03:03:56.490

Peter Gregory: Right, so there there will be required for that.

1641

03:03:56.940 --> 03:04:02.100

Christopher Carthy: But then under that condition. Peter isn't the existing House also non compliant. Yes.

1642

03:04:02.310 --> 03:04:07.470

Christopher Carthy: Yes, it is. Okay, well that that strengthened your parents argument tremendously as well. No.

1643

03:04:07.500 --> 03:04:08.970

Adam Kaufman: No zoning in 1800s.

1644

03:04:09.180 --> 03:04:10.020

Christopher Carthy: Right, I know that.

1645

03:04:10.860 --> 03:04:12.450

Christopher Carthy: We didn't have zoom in a few hundred

1646

03:04:16.470 --> 03:04:22.050

John Needham: Well, hi. I would also just point out that what we've done is we have cited this

1647

03:04:22.290 --> 03:04:25.860

John Needham: On the most unobtrusive possible area.

1648

03:04:27.240 --> 03:04:33.930

John Needham: We've got a whole metro here. I mean, this is seven acres and we're just cheating it down as close as possible to the footprint of the house.

1649

03:04:35.040 --> 03:04:48.450

John Needham: That also allows us to keep a tight footprint on the driveway and because of the way the grading is if you consider that, you know, the driveway, I think, is at 713 the Florida is going to be down at at. I'm sorry.

1650

03:04:49.260 --> 03:04:51.300

Peter Gregory: Five to 9513 yes

1651

03:04:51.360 --> 03:04:59.010

John Needham: Barn is can be down at at five or six. So there's drop off there. And that also helps kind of Nestle, the the

1652

03:05:00.090 --> 03:05:01.320

John Needham: Structure into the hillside.

1653

03:05:03.270 --> 03:05:09.510

Christopher Carthy: Yeah, I thought you were putting a lift inside of it. Are you putting a lift inside of it for the other vehicles.

1654

03:05:09.780 --> 03:05:11.130

John Needham: No, no.

1655

03:05:11.310 --> 03:05:12.330

John Needham: It's just that.

1656

03:05:12.540 --> 03:05:16.020

John Needham: It's just gonna be a completely flat surface.

1657

03:05:16.170 --> 03:05:17.640

John Needham: Oh garage.

1658

03:05:17.730 --> 03:05:22.770

Christopher Carthy: Okay, that was somebody else. I got mixed up a little bit there. I thought, for some reason, there was a lift going inside

1659

03:05:27.270 --> 03:05:27.870

John Needham: So,

1660

03:05:29.640 --> 03:05:32.430

John Needham: Should we speak to the architecture. Would that be useful to

1661

03:05:33.750 --> 03:05:40.620

Christopher Carthy: I actually don't think we need to do that. I think we get it to the truth. Whatever is, is there anything else you want to add to this.

1662

03:05:41.460 --> 03:05:45.210

John Needham: Well, there's one, there's one thing just to mention, which is that

1663

03:05:46.770 --> 03:05:54.720

John Needham: We have very carefully cited this to be outside of the wetlands and outside of the wetlands buffer.

1664

03:05:56.730 --> 03:06:03.090

John Needham: We know the wetlands. Very well. I mean, this was as part of the SUBDIVISION PLAN going way back

1665

03:06:04.110 --> 03:06:14.700

John Needham: This is very tightly identified and I first of all, I thought the letter from the, from the town, as well as from the town engineer, where

1666

03:06:15.270 --> 03:06:23.760

John Needham: We're both extremely good and professional and we can comply with everything that was noted in there. I did have one question, though, which is that

1667

03:06:24.630 --> 03:06:40.230

John Needham: In the engineers letter it asked us to work with the New York State Department of our DC to confirm this, the location of the wetlands and I'm just a little worried that that could delay our, our project and

1668

03:06:41.250 --> 03:06:44.670

John Needham: We're feeling a little pressure on that and hoping that will

1669

03:06:45.240 --> 03:06:45.630

John Needham: Thrive

1670

03:06:46.050 --> 03:06:50.040

John Needham: itself will will be able to get that done before winter but

1671

03:06:51.360 --> 03:07:04.740

John Needham: So I was just wondering if if we could possibly work with the town's wetlands consultant and satisfy the consultant that it's very, I think it's very obvious when you see the site that it's too far away from the wetlands.

1672

03:07:07.290 --> 03:07:08.910

Christopher Carthy: Joe, that question is for you.

1673

03:07:11.100 --> 03:07:15.390

Kellard Sessions: I don't know. We're not going to be able to sign off on the state wetland boundaries.

1674

03:07:16.920 --> 03:07:28.800

Kellard Sessions: We find that with us a phone call or email to the state. They're actually very responsive, Pete, I don't know if you've reached out to Josh pressure, he handles the wetland reviews in this area, but

1675

03:07:29.910 --> 03:07:37.020

Kellard Sessions: A lot of the time, you find that he'll even do it from his from his office just looking at aerials and be able to determine whether or not

1676

03:07:37.950 --> 03:07:50.520

Kellard Sessions: You know, any wetland foundations. He has are still accurate or you know whether he feels permits necessary or not, but because you have the wetlands, the state weapons on your property, which is something we need to just verify

1677

03:07:51.600 --> 03:08:00.720

Kellard Sessions: But I think you'll find that they're actually pretty responsive. Okay. As I mentioned, I don't think you're within the regulated area, but we just need to be able to check that box. Okay.

1678

03:08:00.870 --> 03:08:07.470

Christopher Carthy: And Joe Just, just to follow up on that, that's something that Peter Gregory can manage by reaching out to the DC

1679

03:08:08.430 --> 03:08:13.440

Kellard Sessions: Sure, yeah. The DC will they'll determine whether or not you're within their regulated area.

1680

03:08:14.670 --> 03:08:26.610

Kellard Sessions: He may need to visit the site. He may need a delineation. But as I said it based on some of the historical data you have here and available maps. I think if you were to send him your survey Pete and

1681

03:08:26.790 --> 03:08:27.300

Peter Gregory: You're

1682

03:08:27.750 --> 03:08:32.100

Kellard Sessions: On the line. I think you may be able to kind of explain that away now.

1683

03:08:32.550 --> 03:08:33.420

Peter Gregory: Sure, we can do that.

1684

03:08:33.450 --> 03:08:34.410

Christopher Carthy: Beautiful easy

1685

03:08:35.160 --> 03:08:41.520

Adam Kaufman: In terms of of this project as the Board have any concerns that you need to discuss

1686

03:08:42.570 --> 03:08:43.230

Adam Kaufman: With the applicant.

1687

03:08:43.620 --> 03:08:44.940

Christopher Carthy: I don't at all.

1688

03:08:45.030 --> 03:08:52.980

Adam Kaufman: Yeah I don't either. If the board's okay with it. You have to make some findings, because this project is on a scenic road.

1689

03:08:53.460 --> 03:08:53.670

Christopher Carthy: Got

1690

03:08:53.700 --> 03:09:03.240

Adam Kaufman: Good will need to get the variants. We talked about for the front your except back so you might want to refer them to the ZTE today. And I'd remind the applicant to go to the ARV because

1691

03:09:04.320 --> 03:09:05.430

Adam Kaufman: We'll need that done.

1692

03:09:05.640 --> 03:09:05.970

Christopher Carthy: Before

1693

03:09:06.030 --> 03:09:08.220

Adam Kaufman: You can approve this project as well.

1694

03:09:09.630 --> 03:09:12.450

Christopher Carthy: We'll make a motion to send the applicant to the

1695

03:09:13.530 --> 03:09:16.320

Christopher Carthy: CVA for these front yard so effect.

1696

03:09:18.690 --> 03:09:19.380

Christopher Carthy: On favor

1697

03:09:19.770 --> 03:09:20.550

Christopher Carthy: Aye. Aye.

1698

03:09:23.730 --> 03:09:25.110

Christopher Carthy: Alright folks join your way.

1699

03:09:25.590 --> 03:09:32.790

John Needham: Thank you very much. I would just note that we we are on the agenda for the ARV meeting on Wednesday night, September 16

1700

03:09:33.180 --> 03:09:43.140

John Needham: So we hope to progress through that quickly and then we're hoping that we'll be able to visit the CPA. On October one, and I know I believe we have to come back to you after that's

1701

03:09:43.170 --> 03:09:48.300

John Needham: Complete. So thank you very much for your time and you have a little moment for the humor just

1702

03:09:49.260 --> 03:09:49.680

Christopher Carthy: You know,

1703

03:09:50.160 --> 03:09:54.720

Christopher Carthy: For some reason, the two of you sitting there like that remind me of George and Barbara Bush.

1704

03:09:57.300 --> 03:10:00.240

Christopher Carthy: George W. George W. Bush and

1705

03:10:00.360 --> 03:10:01.830

Christopher Carthy: Laura Bush. That's what I need.

1706

03:10:04.080 --> 03:10:08.640

Christopher Carthy: To remind me of them have people said that to you people ever said that to you before.

1707

03:10:09.000 --> 03:10:10.080

John Needham: Not, I think we've made.

1708

03:10:10.110 --> 03:10:10.650

Very many

1709

03:10:13.980 --> 03:10:13.980

Christopher Carthy: Okay.

1710

03:10:15.900 --> 03:10:18.900

Peter Gregory: I had a quick question regarding the

1711

03:10:20.220 --> 03:10:31.950

Peter Gregory: There's an existing stone wall that's located along the front of the property and and part of the landscape plan was to do some work restoring it doing some repairs and possibly even extending it

1712

03:10:33.090 --> 03:10:45.060

Peter Gregory: What would be the town's position about doing work to that wall that's located within the right of way that wall doesn't follow the property line or is located within the needles property.

1713

03:10:45.300 --> 03:10:49.230

Adam Kaufman: Rolling can speak to this, but in the past. I think we've dealt with it with a license agreement.

1714

03:10:50.550 --> 03:10:52.050

Roland Baroni: Yes, that's correct.

1715

03:10:52.740 --> 03:10:56.820

Roland Baroni: But it would start Peter, you'd have to start on that with the highway department.

1716

03:10:57.630 --> 03:11:00.690

Roland Baroni: Okay. And then if you offered them a

1717

03:11:01.740 --> 03:11:12.600

Roland Baroni: License Agreement, we'd have to have a survey description of that area. And basically what the license agreement says is that you agree to

1718

03:11:13.230 --> 03:11:23.790

Roland Baroni: You agree to move the wall should ever be necessary, should the town ever choose to widen the pavement and you agree to indemnify the town should anyone

1719

03:11:25.680 --> 03:11:32.850

Roland Baroni: Have an accident involving the wall and you provide a certificate of insurance to that effect annually.

1720

03:11:35.040 --> 03:11:39.660

Peter Gregory: Okay, that's something that we'll talk about. Then if we want to proceed in that direction.

1721

03:11:40.020 --> 03:11:40.380

John Needham: Yep.

1722

03:11:41.040 --> 03:11:54.150

John Needham: This is the area where the wall is and I would know that the law was built in 1932 as a wedding present to dot m bill Hubble who lived in the house at that time.

1723

03:11:54.990 --> 03:12:06.690

John Needham: And and it's it's a beautiful wall. And the question is, could we extend it now that the driveway is going to be moved, but it's not a huge deal for us, it would be a kind of a nice to do

1724

03:12:08.010 --> 03:12:08.370

Peter Gregory: Okay.

1725

03:12:09.390 --> 03:12:11.970

Christopher Carthy: Don't let the paperwork intimidate you. It's really a

1726

03:12:12.330 --> 03:12:15.870

Christopher Carthy: Process. If you want to do it, do it. It's really okay

1727

03:12:16.440 --> 03:12:18.330

Christopher Carthy: All right, thank you for being with us tonight.

1728

03:12:18.720 --> 03:12:19.140

John Needham: Thank you.

1729

03:12:19.320 --> 03:12:19.800

Peter Gregory: Thank you.

1730

03:12:20.190 --> 03:12:20.730

Jim Jensen: Bye bye.

1731

03:12:21.090 --> 03:12:21.510

Good night.

1732

03:12:23.880 --> 03:12:24.570
Christopher Carthy: All right.

1733
03:12:27.510 --> 03:12:35.010
Christopher Carthy: Okay, the next application. The, the penultimate application, by the way, for this evening is

1734
03:12:37.980 --> 03:12:41.040
Christopher Carthy: Lobby at 2222 nevermind Avenue.

1735
03:12:41.910 --> 03:12:42.690
Larry Ruisi: Did you miss one

1736
03:12:43.800 --> 03:12:45.690
Adam Kaufman: We're on 168 hickory kingdom.

1737
03:12:46.410 --> 03:12:48.480
Christopher Carthy: Oh, I really did this one, I'm sorry, that's

1738
03:12:48.480 --> 03:12:49.110
Larry Ruisi: More than one

1739
03:12:49.410 --> 03:12:54.930
Christopher Carthy: More than one. Okay, that was a little too too excitement on my part 168 hickory Kingdom road.

1740
03:12:57.630 --> 03:12:57.930
Yeah, I'm

1741
03:12:59.400 --> 03:12:59.730
Christopher Carthy: Sorry.

1742
03:13:03.720 --> 03:13:05.370
Christopher Carthy: You're doing a while ago and hanging in

1743
03:13:09.870 --> 03:13:12.600
Adam Kaufman: Alright, so they're they're up online here.

1744
03:13:13.590 --> 03:13:17.790
Adam Kaufman: Yeah, so anyone else coming into this meeting, or is it just you tonight.

1745

03:13:18.240 --> 03:13:20.160

Neil Hauck Architects: Not it's just not

1746

03:13:20.280 --> 03:13:21.060

Adam Kaufman: Okay, great.

1747

03:13:22.410 --> 03:13:28.200

Adam Kaufman: So welcome, do you want to give the planning board. Just a quick overview of what's being proposed.

1748

03:13:28.560 --> 03:13:29.010

Sure.

1749

03:13:30.600 --> 03:13:31.710

Neil Hauck Architects: Sure, my screen here.

1750

03:13:46.500 --> 03:13:46.830

Neil Hauck Architects: Once

1751

03:13:49.560 --> 03:14:02.550

Neil Hauck Architects: Again, and our clients would like to build a three car garage high enough to put a lift in because if you have a couple of classic cars right now. They keep them down here and small garage.

1752

03:14:03.540 --> 03:14:11.340

Neil Hauck Architects: Or daily drivers this area or down here and they're getting older and it's a lot sketch to make it down.

1753

03:14:11.940 --> 03:14:31.890

Neil Hauck Architects: To, you know, uncover parking on, especially in the winter months. So what we're proposing is building the three commercial miscarried, it will have a lift it will be ideally drivers are many class car top and then a lot area about that or you can store tires and and car parts.

1754

03:14:33.150 --> 03:14:38.640

Neil Hauck Architects: Is strictly for personal use. There's no commercial activity at all on site.

1755

03:14:40.170 --> 03:14:49.020

Neil Hauck Architects: And yeah, that's a quick overview of what we're looking at here a little bit driveway work. Just see enough room to back out.

1756

03:14:50.520 --> 03:15:02.550

Neil Hauck Architects: Otherwise, we're not going to be affecting any trees. The remaining driveway stays in place, the proposed Mirage is also being placed on top of a parking for that already exists.

1757

03:15:06.030 --> 03:15:08.550

Adam Kaufman: Okay, do you want just show the elevations quickly.

1758

03:15:08.670 --> 03:15:09.990

Neil Hauck Architects: I can certainly do that.

1759

03:15:11.100 --> 03:15:15.060

Christopher Carthy: Gentlemen, this is where I mixed up with the lift. By the way, this guy proposing.

1760

03:15:20.670 --> 03:15:23.790

Adam Kaufman: The Board have any comments or

1761

03:15:24.210 --> 03:15:28.200

Christopher Carthy: They constructing the entire driveway to the garage.

1762

03:15:28.500 --> 03:15:29.430

Adam Kaufman: No, that's there.

1763

03:15:30.030 --> 03:15:30.420

Christopher Carthy: That's what

1764

03:15:31.590 --> 03:15:31.890

Christopher Carthy: Can we

1765

03:15:32.430 --> 03:15:34.110

Larry Ruisi: So we have a special just the shaded

1766

03:15:34.110 --> 03:15:35.370

Larry Ruisi: Part. It's an extension.

1767

03:15:35.400 --> 03:15:36.930

Neil Hauck Architects: Right, the

1768

03:15:37.950 --> 03:15:41.100

Neil Hauck Architects: You have the original to give me one second.

1769

03:15:42.600 --> 03:15:44.340

Neil Hauck Architects: This is the existing site plan.

1770

03:15:45.360 --> 03:15:49.470

Neil Hauck Architects: And as you can see right here in this area, which is all existing rebel.

1771

03:15:49.950 --> 03:15:57.240

Christopher Carthy: Army money. Right. Why is that there. Now that was basically just like in like an additional parking area or what was that

1772

03:15:57.330 --> 03:15:59.550

Neil Hauck Architects: Therefore, I know I

1773

03:16:01.290 --> 03:16:07.950

Christopher Carthy: Okay, but that's a gravel driveway. I understand. Well, that's that certainly makes sense to put it there. Okay.

1774

03:16:09.660 --> 03:16:14.910

Neil Hauck Architects: And it is, you know, this is the I believe the kitchen is located back in this area.

1775

03:16:15.450 --> 03:16:20.070

Neil Hauck Architects: You know, that's where the park daily drivers, if not this way but

1776

03:16:21.120 --> 03:16:24.180

Neil Hauck Architects: They would like to have some sort of shelter closer house.

1777

03:16:24.540 --> 03:16:24.870

Okay.

1778

03:16:27.570 --> 03:16:31.440

Neil Hauck Architects: And then the gravel. Dr. Wilson level proposal.

1779

03:16:38.610 --> 03:16:39.060

Christopher Carthy: Lovely.

1780

03:16:59.670 --> 03:17:03.390

Christopher Carthy: I have no additional comments right then.

1781

03:17:03.450 --> 03:17:10.320

Adam Kaufman: Then you know we have shot. I have some minor comments in my memo that the app can address did you guys, look at that. See that

1782

03:17:10.860 --> 03:17:15.240

Adam Kaufman: Yes. Okay, any questions or concerns there from on that.

1783

03:17:15.900 --> 03:17:17.640

Neil Hauck Architects: Um, I do have one question.

1784

03:17:19.110 --> 03:17:28.500

Neil Hauck Architects: We use the number of 4474 square feet, which we got from the records on the house. Yes. You're asking us to prepare

1785

03:17:30.000 --> 03:17:35.580

Neil Hauck Architects: To show the 25% 25% will you guys instead of using the town record.

1786

03:17:35.700 --> 03:17:37.020

Neil Hauck Architects: Yes, yes.

1787

03:17:37.230 --> 03:17:41.760

Adam Kaufman: Yes, just note that you're getting that information from the tax assessor and that's sufficient

1788

03:17:42.210 --> 03:17:44.220

Neil Hauck Architects: Okay, great. And I will submit that

1789

03:17:44.610 --> 03:17:44.910

Okay.

1790

03:17:48.330 --> 03:17:48.810

Christopher Carthy: And

1791

03:17:49.320 --> 03:17:52.500

Adam Kaufman: You have to go the ARV so I suggest you do that now.

1792

03:17:52.890 --> 03:17:55.050

Neil Hauck Architects: We're actually on the schedule for this Wednesday.

1793

03:17:55.200 --> 03:18:06.180

Adam Kaufman: Fantastic. And, you know, if we don't hear anything else from the board. The next step after you get your IRB approval, you could come back for for approval. Okay.

1794

03:18:06.450 --> 03:18:07.260

Neil Hauck Architects: That sounds great.

1795

03:18:10.020 --> 03:18:15.030

Adam Kaufman: This is no it's a neighbor notification. It's like a public hearing

1796

03:18:16.200 --> 03:18:17.940

Adam Kaufman: What is this over 800 square feet.

1797

03:18:18.360 --> 03:18:21.570

Adam Kaufman: It is yes, then it is an actual public hearing. Yes.

1798

03:18:29.550 --> 03:18:31.110

Neil Hauck Architects: Any other questions for us.

1799

03:18:31.560 --> 03:18:34.530

Christopher Carthy: No, I have no board members. Any questions.

1800

03:18:34.770 --> 03:18:37.890

Christopher Carthy: No, no, they with me people

1801

03:18:42.930 --> 03:18:45.360

Christopher Carthy: With me. Come on, let's go team.

1802

03:18:48.090 --> 03:18:51.450

Valerie B Desimone: Or give us a full on third down, let us know how you manage your day.

1803

03:18:52.230 --> 03:18:52.530

Okay.

1804

03:18:53.760 --> 03:18:54.030

Neil Hauck Architects: Thank you.

1805

03:18:55.980 --> 03:18:56.370

Valerie B Desimone: Thank you.

1806

03:18:56.670 --> 03:18:58.260

Adam Kaufman: Okay, good. I guys

1807

03:18:58.500 --> 03:18:59.040

I grabbed

1808

03:19:03.120 --> 03:19:06.960

Christopher Carthy: The next application before it's it's 257 nice little pattern road.

1809

03:19:09.750 --> 03:19:11.190

Yeah, let me just let them.

1810

03:19:17.400 --> 03:19:18.360

Adam Kaufman: Okay, they're here.

1811

03:19:34.110 --> 03:19:35.460

Adam Kaufman: Okay. Good evening.

1812

03:19:38.970 --> 03:19:41.460

Adam Kaufman: Patrick, are you going to take us through

1813

03:19:42.780 --> 03:19:44.130

Patrick Croke, Architect: Yes, I can write

1814

03:19:44.700 --> 03:19:47.670

Adam Kaufman: Just give us give the board a brief overview of

1815

03:19:48.990 --> 03:19:55.200

Adam Kaufman: Of the proposal. This application is also in front of the board tonight because of the project is on a scenic road so

1816

03:19:55.590 --> 03:19:56.550

Christopher Carthy: cool to have

1817

03:19:56.640 --> 03:19:58.860

Adam Kaufman: Two in one Nina.

1818

03:19:59.310 --> 03:20:01.740

Christopher Carthy: And we haven't seen one of those on the long time right

1819

03:20:01.740 --> 03:20:02.040

Adam Kaufman: No.

1820

03:20:02.130 --> 03:20:05.880

Adam Kaufman: And then, and then to have the same agenda. It's unusual.

1821

03:20:07.290 --> 03:20:09.270

Adam Kaufman: But that's the reason why they're in front of the board.

1822

03:20:09.330 --> 03:20:09.780

Christopher Carthy: And I

1823

03:20:11.610 --> 03:20:15.360

Christopher Carthy: Right, this is the kind of thing that would typically go to the UFC UFC guys

1824

03:20:15.540 --> 03:20:16.680

Adam Kaufman: It normally would. Right.

1825

03:20:16.830 --> 03:20:21.030

Christopher Carthy: You know, and we will be administered by the RPC, except when the senior road.

1826

03:20:22.050 --> 03:20:25.320

Christopher Carthy: law was written. It required a planning board approval.

1827

03:20:25.620 --> 03:20:26.160

Exactly.

1828

03:20:27.600 --> 03:20:30.510

Adam Kaufman: So, Patrick, do you have the plans you want to share it with us or

1829

03:20:30.780 --> 03:20:31.620

Patrick Croke, Architect: Yes, yes I do.

1830

03:20:31.950 --> 03:20:32.250

Great.

1831

03:20:34.170 --> 03:20:37.560

Adam Kaufman: Sorry for the long way. We had a huge agenda tonight.

1832

03:20:44.640 --> 03:20:46.170

Patrick Croke, Architect: Okay. Can you see the siphon.

1833

03:20:47.670 --> 03:20:48.960

Adam Kaufman: Yeah, okay.

1834

03:20:49.170 --> 03:20:49.410

Okay.

1835

03:20:50.460 --> 03:21:02.430

Patrick Croke, Architect: This is the overall site plan of the property so hundred and 14 acres. We were actually in front of the board. About a year ago to do a full house or an existing pool on the property and

1836

03:21:04.500 --> 03:21:12.690

Patrick Croke, Architect: In this Eric property. What we're here today for is the main the principal residence on the property, which is right here.

1837

03:21:13.440 --> 03:21:28.230

Patrick Croke, Architect: It's about 1000 little less than 1000 square feet right now and what we are looking to do is to do in addition to the house, which is about 500 square feet. Little over 500 to the side plus a second story of the existing

1838

03:21:30.240 --> 03:21:33.690

Patrick Croke, Architect: It is the existing house is

1839

03:21:34.770 --> 03:21:43.620

Patrick Croke, Architect: Was here is about 90 feet from the street and the property line and the addition is about 75 feet so conforming to required setbacks.

1840

03:21:44.700 --> 03:21:45.870

Patrick Croke, Architect: There is a

1841

03:21:47.460 --> 03:21:59.010

Patrick Croke, Architect: Hill at the back of the house and this left side, the property rises up a bit. So we're pretty limited on where we can put that in addition and how we can tie it in

1842

03:22:06.780 --> 03:22:07.920

Patrick Croke, Architect: So says

1843

03:22:09.600 --> 03:22:20.610

Patrick Croke, Architect: Is it said that houses here there will be the septic system going in for the project right here and Matthew Khurana from the ball is on the call as well.

1844

03:22:21.630 --> 03:22:23.370

Patrick Croke, Architect: And address any of the engineering issues.

1845

03:22:31.980 --> 03:22:35.670

Patrick Croke, Architect: The basement is just a mechanical room, the first floor.

1846

03:22:41.340 --> 03:22:58.980

Patrick Croke, Architect: First floor currently has two bedrooms kitchen, living room is the addition as a sort of a sitting sunroom that overlooks the pond down below and the stairwell and add a room to access the second floor on this. And then the second floor is just a master suite.

1847

03:23:11.730 --> 03:23:17.160

Patrick Croke, Architect: Master Suite and associated study master bath closets and a deck above sudden

1848

03:23:21.450 --> 03:23:38.910

Patrick Croke, Architect: The exterior design of the house is quite simple. It's carrying on what's there. Now it's just a shingle facade bulb on Windows simple roof picking up on some of the details of what we did with the pool house with the trusses over the arches on the front and the back

1849

03:23:41.220 --> 03:23:45.540

Patrick Croke, Architect: As the sunroom and the watch it overlooks the upon

1850

03:23:52.890 --> 03:23:53.970

Patrick Croke, Architect: This is the septic

1851

03:23:55.170 --> 03:24:06.360

Patrick Croke, Architect: Back to get into any questions on that. But you can get an idea of the telco it does drop off quite a bit off the back of house and the pond is over in this direction in the

1852

03:24:07.740 --> 03:24:08.730

Patrick Croke, Architect: Southwest direction.

1853

03:24:13.290 --> 03:24:26.970

Patrick Croke, Architect: There will be. This is the original Popo, and then site survey of the house area. There are three trees that will need to be removed. There's a Kenyan cedar right here, right at the house and back to

1854

03:24:32.310 --> 03:24:42.210

Patrick Croke, Architect: These two smaller trees and the tendency to an agency to be removed. I think when on the submitted tree removal permit. We had only noted

1855

03:24:42.570 --> 03:24:43.650

Patrick Croke, Architect: He he needed cedar.

1856

03:24:43.920 --> 03:24:46.920

Patrick Croke, Architect: Right. But there are three treat any be removed here.

1857

03:24:48.030 --> 03:24:50.550

Patrick Croke, Architect: Out in the septic area. There are no trees to be removed.

1858

03:24:56.310 --> 03:24:56.580

See

1859

03:24:59.280 --> 03:25:00.480

Patrick Croke, Architect: The photos here.

1860

03:25:01.890 --> 03:25:04.920

Patrick Croke, Architect: This epic is down here next to under the

1861

03:25:05.970 --> 03:25:06.990

Patrick Croke, Architect: That one big tree.

1862

03:25:08.190 --> 03:25:09.390

Patrick Croke, Architect: Which is noted on the

1863

03:25:12.300 --> 03:25:21.330

Patrick Croke, Architect: Second plan 20 inch beaches up here. Everything is there no trees being disturbed by this

1864

03:25:31.980 --> 03:25:34.680

Christopher Carthy: Okay, thank you. I think we get it.

1865

03:25:35.910 --> 03:25:36.720

Christopher Carthy: More numbers.

1866

03:25:37.860 --> 03:25:41.910

Christopher Carthy: This is not a difficult application. Is there anything you'd like to add here.

1867

03:25:45.240 --> 03:25:46.380

Steven's iPad: No, not that I

1868

03:25:46.710 --> 03:25:55.920

Christopher Carthy: Want okay um you have some really good comments on your comment. She. Um, so I guess the applicant needs to review common she

1869

03:25:56.490 --> 03:25:58.260

Adam Kaufman: Yeah, I don't think there was anything

1870

03:26:00.180 --> 03:26:00.960

Christopher Carthy: Earth shattering

1871

03:26:01.080 --> 03:26:02.460

Adam Kaufman: Earth shattering. Yeah, no.

1872

03:26:02.760 --> 03:26:07.920

Adam Kaufman: It's relatively simple sightline a couple of minor comments.

1873

03:26:10.230 --> 03:26:20.550

Adam Kaufman: I think the next step. If the board doesn't have any concerns is to go to the IRB and then once they have a IRB approval. Come back address these comments and we'll be able to approve it.

1874

03:26:21.000 --> 03:26:22.890

Christopher Carthy: Proven get a resolution going

1875

03:26:23.190 --> 03:26:24.900

Christopher Carthy: Yeah, any, any

1876

03:26:25.110 --> 03:26:27.210

Adam Kaufman: Real issues that would be contrary

1877

03:26:27.720 --> 03:26:28.920

Adam Kaufman: To law.

1878

03:26:29.850 --> 03:26:35.670

Christopher Carthy: Yeah, so you folks had head on. You said your schedule for the IRB this Wednesday. Right.

1879

03:26:37.740 --> 03:26:39.300

Patrick Croke, Architect: Oh no, we're not. We're trying to

1880

03:26:39.990 --> 03:26:44.520

Christopher Carthy: Okay, so you have to eat a RB application in order. Okay. Yes.

1881

03:26:45.090 --> 03:26:45.540

Christopher Carthy: And I

1882

03:26:45.750 --> 03:26:54.000

Christopher Carthy: Get that in order to go through the A or B and then come back to us. Okay, before and for the occlusion. I look forward to seeing you again.

1883

03:26:55.500 --> 03:26:56.130

Patrick Croke, Architect: All right. Thank you.

1884

03:26:56.460 --> 03:26:56.880

Good night.

1885

03:27:02.370 --> 03:27:07.080

Christopher Carthy: So now we'll try this again. The next application before us is

1886

03:27:09.960 --> 03:27:11.250

Christopher Carthy: Auto Rd at

1887

03:27:15.450 --> 03:27:18.960

Adam Kaufman: Yeah, and I'm guessing that is Gabriel's

1888

03:27:21.000 --> 03:27:21.540

Adam Kaufman: Elliot

1889

03:27:26.580 --> 03:27:28.140

Christopher Carthy: Yes, it is. Adam, okay.

1890

03:27:29.460 --> 03:27:30.960

Adam Kaufman: And we have one more after this

1891

03:27:32.790 --> 03:27:33.090

Adam Kaufman: One.

1892

03:27:33.990 --> 03:27:36.450

Christopher Carthy: Next one. After this Adam as an extension of time.

1893

03:27:36.990 --> 03:27:38.070

Adam Kaufman: No, it's the bond.

1894

03:27:38.820 --> 03:27:40.710

Christopher Carthy: A bond, a bond, whatever.

1895

03:27:41.880 --> 03:27:42.180

Christopher Carthy: That

1896

03:27:45.840 --> 03:27:48.180

Christopher Carthy: Is, you know, not much to think about

1897

03:27:51.510 --> 03:27:55.620

Adam Kaufman: Okay. Good evening. Welcome. Sorry for the long way, Elliot.

1898

03:27:57.960 --> 03:27:59.460

Eliot Senor: And I'm crying. Thanks.

1899

03:28:01.200 --> 03:28:05.130

Eliot Senor: I guess a Greg is is on Greg you there.

1900

03:28:05.580 --> 03:28:06.300

Adam Kaufman: Should be

1901

03:28:06.330 --> 03:28:08.580

Gabriel Senor PC - Gregory Caccioppoli: Yes, I'm here. The alien. Yeah.

1902

03:28:09.240 --> 03:28:09.660

Yes.

1903

03:28:10.830 --> 03:28:15.690

Eliot Senor: A great y'all be presenting on our behalf, Angela. Okay.

1904

03:28:16.410 --> 03:28:16.710

Great.

1905

03:28:18.660 --> 03:28:19.140

Gabriel Senor PC - Gregory Caccioppoli: All right.

1906

03:28:21.960 --> 03:28:22.440

Gabriel Senor PC - Gregory Caccioppoli: Okay.

1907

03:28:24.570 --> 03:28:26.760

Gabriel Senor PC - Gregory Caccioppoli: Good evening everybody. My name is Greg.

1908

03:28:34.830 --> 03:28:36.270

Adam Kaufman: Greg. I think we lost you there.

1909

03:28:38.160 --> 03:28:38.760

Gabriel Senor PC - Gregory Caccioppoli: Do you hear me.

1910

03:28:39.090 --> 03:28:40.110

Adam Kaufman: Now we do. Yep.

1911

03:28:40.920 --> 03:28:41.490

Gabriel Senor PC - Gregory Caccioppoli: Okay, great.

1912

03:28:42.660 --> 03:28:44.010

Gabriel Senor PC - Gregory Caccioppoli: Can I, may I begin

1913

03:28:44.400 --> 03:28:45.360
Christopher Carthy: Sure, please.

1914
03:28:46.590 --> 03:28:47.070
Gabriel Senor PC - Gregory Caccioppoli: All right.

1915
03:28:48.840 --> 03:28:51.000
Gabriel Senor PC - Gregory Caccioppoli: I'm going to share my screen here so that I could

1916
03:28:52.110 --> 03:28:53.160
Gabriel Senor PC - Gregory Caccioppoli: Show you guys some plans.

1917
03:28:53.730 --> 03:28:54.000
Great.

1918
03:28:57.840 --> 03:28:58.830
Gabriel Senor PC - Gregory Caccioppoli: Yes, I'm here.

1919
03:29:03.210 --> 03:29:03.690
Gabriel Senor PC - Gregory Caccioppoli: Okay.

1920
03:29:08.910 --> 03:29:16.230
Gabriel Senor PC - Gregory Caccioppoli: Alright, good evening, members of the board. My name. My name is Gregory catch a poli from Gabriel's seniors office.

1921
03:29:21.150 --> 03:29:22.770
Gabriel Senor PC - Gregory Caccioppoli: Here is

1922
03:29:24.900 --> 03:29:29.490
Gabriel Senor PC - Gregory Caccioppoli: Oh, well, this is a second I'm sorry I'm getting an echo like I keep hearing you hear me.

1923
03:29:30.240 --> 03:29:39.300
Adam Kaufman: Yes, yeah. We hear you. Are you listening on the web to maybe make sure your turn down the web for the live version and just do the zoom

1924
03:29:39.630 --> 03:29:42.030
Gabriel Senor PC - Gregory Caccioppoli: I think that's what it is because I can't be

1925

03:29:42.660 --> 03:29:43.140

Adam Kaufman: There you go.

1926

03:29:45.450 --> 03:29:46.770

Gabriel Senor PC - Gregory Caccioppoli: Maybe now this is better.

1927

03:29:48.000 --> 03:29:48.330

Gabriel Senor PC - Gregory Caccioppoli: Okay.

1928

03:29:51.030 --> 03:30:06.810

Gabriel Senor PC - Gregory Caccioppoli: Yeah, now I don't hear an echo. I'm sorry about that. Yeah, no problem, though. Um, so this is the development of a single family residential home on what is currently a vacant lot here is a copy of the existing conditions plan.

1929

03:30:08.370 --> 03:30:12.450

Gabriel Senor PC - Gregory Caccioppoli: removals and erosion control as well as the steep slopes analysis.

1930

03:30:14.070 --> 03:30:22.140

Gabriel Senor PC - Gregory Caccioppoli: There were no steep slopes on the property that about according to code that measure 25 feet in all directions.

1931

03:30:22.620 --> 03:30:33.630

Gabriel Senor PC - Gregory Caccioppoli: Um, we do have a variety of trees on the lot that would need to be removed in order to construct the new home, and there is a gravel area in the front yard that is proposed to be removed.

1932

03:30:35.700 --> 03:30:39.210

Gabriel Senor PC - Gregory Caccioppoli: Or access to the site with two homes that Jason

1933

03:30:39.810 --> 03:30:40.830

Gabriel Senor PC - Gregory Caccioppoli: To this vacant lot

1934

03:30:42.000 --> 03:30:44.580

Gabriel Senor PC - Gregory Caccioppoli: We didn't do a site visit a while back.

1935

03:30:46.410 --> 03:30:48.540

Gabriel Senor PC - Gregory Caccioppoli: I think before the pandemic, but

1936

03:30:49.590 --> 03:30:52.110

Gabriel Senor PC - Gregory Caccioppoli: Just to refresh your guys memories. I'm

1937

03:30:53.520 --> 03:30:58.050

Gabriel Senor PC - Gregory Caccioppoli: Here is stormwater plan with a lot

1938

03:30:59.760 --> 03:31:10.980

Gabriel Senor PC - Gregory Caccioppoli: A lot is predominantly rock, which was a concern of the boards at the last meeting, which I'll get to. We did hire a geotechnical engineer to analyze that. But, um,

1939

03:31:11.910 --> 03:31:29.160

Gabriel Senor PC - Gregory Caccioppoli: We decided to remove the basement for the home. So there's only crawl space, with the exception of the garage, which comes back to about this point at the house. So this is the garage area here.

1940

03:31:31.470 --> 03:31:34.710

Gabriel Senor PC - Gregory Caccioppoli: Until then, in order to limit rock removal. I'm

1941

03:31:36.390 --> 03:31:44.430

Gabriel Senor PC - Gregory Caccioppoli: Also a let me go to the letter from the geotechnical engineer regarding rock I really believe that that was one of the main issues.

1942

03:31:46.440 --> 03:31:47.400

Gabriel Senor PC - Gregory Caccioppoli: That I wanted to touch on

1943

03:31:48.450 --> 03:31:48.930

Gabriel Senor PC - Gregory Caccioppoli: So,

1944

03:31:50.820 --> 03:31:58.200

Gabriel Senor PC - Gregory Caccioppoli: We geotechnical engineering services PC wrote a letter. They went there and they did one of boring.

1945

03:31:59.220 --> 03:32:02.640

Gabriel Senor PC - Gregory Caccioppoli: In a lot, here's the map showing the location.

1946

03:32:03.900 --> 03:32:07.830

Gabriel Senor PC - Gregory Caccioppoli: I'm the boring was went down about 10 and a half feet.

1947

03:32:09.030 --> 03:32:19.650

Gabriel Senor PC - Gregory Caccioppoli: To elevation 506 which is well below about five feet below our proposed sub grade for the the crawl space.

1948

03:32:21.810 --> 03:32:30.360

Gabriel Senor PC - Gregory Caccioppoli: And his findings were that know blasting. Well, based on our experience with very similar projects. The information provided to us.

1949

03:32:30.930 --> 03:32:45.870

Gabriel Senor PC - Gregory Caccioppoli: Regarding the proposed construction in the shallow depth to rock. We recommend that the rock match be removed using conventional equipment such as whole ramming or ripping along the joints, except as discussed below. At this point of the project know blasting is needed or recommended

1950

03:32:47.010 --> 03:32:59.760

Gabriel Senor PC - Gregory Caccioppoli: He also said that it's recommended that line drilling be performed wherever excavation is to proceed within 25 feet of adjacent properties to reduce vibration and

1951

03:33:01.470 --> 03:33:07.080

Gabriel Senor PC - Gregory Caccioppoli: He also said that to monitor the home Nia Jason owns for vibration

1952

03:33:08.310 --> 03:33:19.110

Gabriel Senor PC - Gregory Caccioppoli: When we are when we when we're further than 25 feet to make sure that we're not causing any any movement to the adjacent homes and if we are then we will have to

1953

03:33:19.710 --> 03:33:31.530

Gabriel Senor PC - Gregory Caccioppoli: Get is called him for consultation. I'm blind drilling is when you drill three inch diameter holes at six inch spacing. So 50% of the rock will already be removed.

1954

03:33:32.100 --> 03:33:44.940

Gabriel Senor PC - Gregory Caccioppoli: Just by simply drilling holes which will limit the amount of noise from home construction and half the job will be done by the time they're done drilling um

1955

03:33:46.950 --> 03:33:59.760

Gabriel Senor PC - Gregory Caccioppoli: Oh here it says during rock excavation operation measurements of vibration level should be made and selected a Jason structures using size and graphs and I shown on the monitoring plan assembled by an experienced geotechnical engineer.

1956

03:34:01.020 --> 03:34:01.440

Gabriel Senor PC - Gregory Caccioppoli: So,

1957

03:34:02.940 --> 03:34:12.120

Gabriel Senor PC - Gregory Caccioppoli: We can have a monitoring plan for vibration on the adjacent structures to make sure that we don't cause any damage to anybody, or by um

1958

03:34:13.560 --> 03:34:26.550

Gabriel Senor PC - Gregory Caccioppoli: We will be doing line drilling as a professionals recommend in order to remove the rock and we're not really going down that far believe on the back corner of the house.

1959

03:34:30.990 --> 03:34:38.670

Gabriel Senor PC - Gregory Caccioppoli: So at this back corner of the house. It gets as high as five and a half feet six feet, but it goes to zero.

1960

03:34:40.710 --> 03:34:43.740

Gabriel Senor PC - Gregory Caccioppoli: As you work your way to the front, um,

1961

03:34:44.910 --> 03:35:03.750

Gabriel Senor PC - Gregory Caccioppoli: And that's only for the crawl space area and then the garage is similar about a 60 foot up for the garage, but the line drilling will essentially removed 50% of it. So you're only really chipping, the other 50 but it's already lined drill for ease and for safety of the neighbors.

1962

03:35:04.530 --> 03:35:05.370

Gabriel Senor PC - Gregory Caccioppoli: What square

1963

03:35:05.640 --> 03:35:08.070

Larry Ruisi: I'm sorry. I'm sorry to interrupt. What's the square

1964

03:35:09.300 --> 03:35:15.960

Larry Ruisi: What's the square footage of rock that's going to be drilled and removed. Is it the entire residents.

1965

03:35:17.700 --> 03:35:32.670

Gabriel Senor PC - Gregory Caccioppoli: So yeah, the square foot. It's the entire residents. Yes, the volume work. It's only a crawl space underneath this house. So you're going down six feet at this portion of the house and then you're only going down.

1966

03:35:34.410 --> 03:35:37.770

Gabriel Senor PC - Gregory Caccioppoli: To zero. Few years this this is sub grade right here.

1967

03:35:38.790 --> 03:35:39.240

Gabriel Senor PC - Gregory Caccioppoli: So,

1968

03:35:41.040 --> 03:35:46.290

Gabriel Senor PC - Gregory Caccioppoli: It's not, it's not that much rock removal for the house at all.

1969

03:35:47.880 --> 03:35:55.350

Christopher Carthy: When you, when you do a three inch borings per square foot. It was the spacing between the three and forums.

1970

03:35:56.610 --> 03:35:59.280

Gabriel Senor PC - Gregory Caccioppoli: It's six inches edge to edge.

1971

03:35:59.490 --> 03:36:03.210

Christopher Carthy: Edge today. So is that the edge in all directions.

1972

03:36:04.320 --> 03:36:04.830

Gabriel Senor PC - Gregory Caccioppoli: Yes, sir.

1973

03:36:05.280 --> 03:36:05.940

Christopher Carthy: So you take

1974

03:36:06.120 --> 03:36:07.380

Gabriel Senor PC - Gregory Caccioppoli: Over the entire square

1975

03:36:07.380 --> 03:36:08.340

Gabriel Senor PC - Gregory Caccioppoli: Footage right

1976

03:36:08.490 --> 03:36:15.360

Christopher Carthy: So you're taking the entire square footage you're taking something like the equivalent of a courtroom. I don't know what you are using a court.

1977

03:36:15.360 --> 03:36:17.400

Christopher Carthy: Yes, using

1978

03:36:18.030 --> 03:36:25.830

Gabriel Senor PC - Gregory Caccioppoli: The right but uh, right. It's similar to what they use in order to do the boring. Their quarterly. Yeah.

1979

03:36:26.640 --> 03:36:35.730

Christopher Carthy: Quadro you're drawing a three intro to to the depth of why the depth of the of the sub basement.

1980

03:36:35.730 --> 03:36:36.150

Gabriel Senor PC - Gregory Caccioppoli: Of dead.

1981

03:36:36.510 --> 03:36:38.520

Gabriel Senor PC - Gregory Caccioppoli: Space. Correct. Correct.

1982

03:36:40.830 --> 03:36:43.200

Gabriel Senor PC - Gregory Caccioppoli: Correct to the depth of sub agree.

1983

03:36:46.500 --> 03:36:47.460

Gabriel Senor PC - Gregory Caccioppoli: So I'd be like this.

1984

03:36:47.550 --> 03:36:53.490

Christopher Carthy: You're drilling holes you using water to draw those holes and

1985

03:36:53.820 --> 03:36:55.650

Christopher Carthy: Correct. And then you're

1986

03:36:55.740 --> 03:36:59.610

Christopher Carthy: Just letting you kind of splitting the rock FT drilled holes.

1987

03:37:00.900 --> 03:37:05.580

Gabriel Senor PC - Gregory Caccioppoli: Right, because as you will. Since you drilled the holes, you've created.

1988

03:37:05.880 --> 03:37:08.640

Gabriel Senor PC - Gregory Caccioppoli: Yeah, less less dense.

1989

03:37:08.700 --> 03:37:13.680

Gabriel Senor PC - Gregory Caccioppoli: Right area to chip. So, so it becomes easier to chip since

1990

03:37:13.830 --> 03:37:14.820

So then halfway

1991

03:37:15.900 --> 03:37:16.410

Christopher Carthy: Through the whole

1992

03:37:19.080 --> 03:37:22.590

Christopher Carthy: Course, then you're taking a rock hammer

1993

03:37:22.830 --> 03:37:24.480

Christopher Carthy: On the next meeting.

1994

03:37:25.860 --> 03:37:29.910

Gabriel Senor PC - Gregory Caccioppoli: Yes. You just take a whole room on a small machine and you hit it and

1995

03:37:30.960 --> 03:37:37.740

Gabriel Senor PC - Gregory Caccioppoli: According to the geotechnical engineers are you that will do the church in Iraq.

1996

03:37:40.110 --> 03:37:40.410

Gabriel Senor PC - Gregory Caccioppoli: And you

1997

03:37:41.070 --> 03:37:43.410

Gabriel Senor PC - Gregory Caccioppoli: And you will also be monitoring the removal

1998

03:37:44.430 --> 03:37:44.910

Gabriel Senor PC - Gregory Caccioppoli: As well.

1999

03:37:45.870 --> 03:37:48.720

Eliot Senor: I mean I can equate it to like if you're doing a

2000

03:37:49.830 --> 03:37:54.120

Eliot Senor: Woodworking. If you take a circular thought and cut a bunch of slots in a

2001

03:37:56.010 --> 03:38:02.280

Eliot Senor: Way to inlay another piece of wood and then you just put a hammer knock out the spaces in between.

2002

03:38:03.090 --> 03:38:03.510

Okay.

2003

03:38:05.070 --> 03:38:06.240

Eliot Senor: Over the basement.

2004

03:38:06.300 --> 03:38:06.870

Yes.

2005

03:38:07.890 --> 03:38:09.000

Eliot Senor: The elevation of

2006

03:38:10.230 --> 03:38:20.790

Eliot Senor: The about, about three feet below the about four people. Oh, the first more. So that would be about, well, which is that contour. That is

2007

03:38:22.200 --> 03:38:22.440

Eliot Senor: There.

2008

03:38:22.800 --> 03:38:31.260

Eliot Senor: Anything that front of that or is that, well, that would be 00 excavating move back

2009

03:38:31.290 --> 03:38:31.740

To the right.

2010

03:38:33.930 --> 03:38:42.870

Christopher Carthy: Is there a gentle way to do this instead of hammering from sample. If you're going to the trouble you're going from the incredible expensive trouble of core drilling.

2011

03:38:43.410 --> 03:38:51.570

Christopher Carthy: Holes, could you at that point split instead of hammer. Is there a way to split the rock instead of hammering the rocket that point I'm

2012

03:38:51.930 --> 03:39:07.200

Eliot Senor: A chemical bentonite that you can put in the hole that will then split off the faces. We talked to the technical, but the problem about that, that we have used the chemical before in the past and other job.

2013

03:39:07.650 --> 03:39:09.450

Christopher Carthy: Can you find out about that, please.

2014

03:39:11.700 --> 03:39:24.570

Gabriel Senor PC - Gregory Caccioppoli: Yes, sure. Return. I'M EVEN HE DIDN'T recommend that is reporter, but we will definitely get you some information. I mean, I guess from his evaluation of the rock that that method wasn't

2015

03:39:24.570 --> 03:39:26.760

Christopher Carthy: Necessary. Yeah.

2016

03:39:28.350 --> 03:39:29.430

Christopher Carthy: The thought of hammering

2017

03:39:29.430 --> 03:39:32.700

Christopher Carthy: Hammering 100 days doesn't give me a throw either

2018

03:39:33.960 --> 03:39:38.790

Gabriel Senor PC - Gregory Caccioppoli: Right. But when you when you're hammering after you've already drilled the holes.

2019

03:39:40.380 --> 03:39:43.170

Gabriel Senor PC - Gregory Caccioppoli: Three inches away from the next hole. It's not like

2020

03:39:44.880 --> 03:39:46.050

Gabriel Senor PC - Gregory Caccioppoli: That'll come out in the day.

2021

03:39:46.560 --> 03:39:46.890

No.

2022

03:39:48.300 --> 03:39:49.680

Christopher Carthy: That's what I'd like to know.

2023

03:39:49.860 --> 03:39:57.750

Adam Kaufman: Yeah, that's really gonna be my point. Chris for, you know, getting some additional information of how long it's gonna take

2024

03:39:57.750 --> 03:39:58.170

Christopher Carthy: Trying

2025

03:39:58.320 --> 03:39:59.100

Adam Kaufman: To rock out

2026

03:39:59.340 --> 03:40:01.470

Adam Kaufman: Right, I'll give you a much better understanding

2027

03:40:02.700 --> 03:40:13.380

Christopher Carthy: And how long does it take the courtroom wall that you have the core drumming is reasonably quiet and calm. I mean, I think I can live record, right.

2028

03:40:15.150 --> 03:40:17.280

Gabriel Senor PC - Gregory Caccioppoli: Yeah, because it's not a bang bang bang bang.

2029

03:40:17.880 --> 03:40:18.300

Right.

2030

03:40:20.760 --> 03:40:21.240

Gabriel Senor PC - Gregory Caccioppoli: Um,

2031

03:40:22.290 --> 03:40:30.540

Gabriel Senor PC - Gregory Caccioppoli: Well, I mean, it's going to take about, you know, I'd say a week in a week, so two weeks, a week to core drill, it's not that big of an area. I mean, you're talking

2032

03:40:31.320 --> 03:40:42.240

Gabriel Senor PC - Gregory Caccioppoli: 15 feet right here 12 feet right here. They're doing three and told six six inch spacing. I mean, then this, they're not going to be here a week is being fluffy.

2033

03:40:42.960 --> 03:40:50.700

Gabriel Senor PC - Gregory Caccioppoli: You know, they don't have much area to cover because it goes to zero here. So this is really the only place that they're

2034

03:40:50.700 --> 03:40:51.330

Christopher Carthy: Drilling

2035

03:40:51.930 --> 03:40:57.300

Gabriel Senor PC - Gregory Caccioppoli: For the actual foundation and zero feet deep here and it's six feet here so

2036

03:40:57.930 --> 03:41:00.930

Gabriel Senor PC - Gregory Caccioppoli: I mean to say a week and is even excessive.

2037

03:41:01.380 --> 03:41:01.770

Okay.

2038

03:41:06.690 --> 03:41:07.770

Adam Kaufman: And I think that that

2039

03:41:08.340 --> 03:41:16.650

Christopher Carthy: That's reasonable. Yes. No, I agree that's a far better plan than what I was expecting to hear

2040

03:41:17.880 --> 03:41:23.370

Kellard Sessions: Then you've got the line trenching for the utilities. Right. Imagine sewer waterstone

2041

03:41:23.370 --> 03:41:23.670

One.

2042

03:41:25.110 --> 03:41:36.660

Gabriel Senor PC - Gregory Caccioppoli: Right. So yeah, the water is required to be 42 inches below grade. And then we have sewer that for 91 to actually have a utility profile here.

2043

03:41:37.920 --> 03:41:39.960

Gabriel Senor PC - Gregory Caccioppoli: Um, so looks like.

2044

03:41:41.670 --> 03:41:46.080

Gabriel Senor PC - Gregory Caccioppoli: So that's 42 inches is the water service sewers about another

2045

03:41:47.640 --> 03:41:49.290

Gabriel Senor PC - Gregory Caccioppoli: Two feet so

2046

03:41:50.670 --> 03:41:55.290

Gabriel Senor PC - Gregory Caccioppoli: It's going to be a trench that's, you know, two feet wide by

2047

03:41:58.080 --> 03:42:05.970

Gabriel Senor PC - Gregory Caccioppoli: Like five and a half feet deep to the sewer at the deepest part again that gets more shallow as you get to the roadway is you could see

2048

03:42:08.400 --> 03:42:08.730

Gabriel Senor PC - Gregory Caccioppoli: The

2049

03:42:10.350 --> 03:42:11.970

Gabriel Senor PC - Gregory Caccioppoli: You know the is the road.

2050

03:42:13.500 --> 03:42:19.260

Gabriel Senor PC - Gregory Caccioppoli: Below that below my highlighter and then use a similar. So it's not quite as deep as it is here.

2051

03:42:20.700 --> 03:42:26.370

Gabriel Senor PC - Gregory Caccioppoli: Right. But these are much more narrow concentrated trenches and

2052

03:42:28.560 --> 03:42:35.400

Gabriel Senor PC - Gregory Caccioppoli: You know that that's not that i think that's that's minor in comparison to what we were up against for the actual

2053

03:42:36.840 --> 03:42:49.200

Gabriel Senor PC - Gregory Caccioppoli: Construction of the house. I mean, we did compensate a lot by removing we limited rock removal. I think we cut it in half, since the last time I spoke to you guys because we didn't realize how much of an issue was

2054

03:42:50.430 --> 03:42:58.920

Eliot Senor: I just wanted to add that as far as the garage is concerned, we pulled it forward that we wouldn't have the excavation but there is no internal stare

2055

03:42:59.670 --> 03:43:10.680

Eliot Senor: because of a lack of have a basement and then Iraq. We don't even have an internal stare from the garage that a house. They actually have to exit the garage and go up the stairs, because we didn't want to have

2056

03:43:10.890 --> 03:43:18.330

Gabriel Senor PC - Gregory Caccioppoli: Right, which is right here. Yeah, so, so that'll bring actually to the to the front elevation, which was revised since the last time.

2057

03:43:19.800 --> 03:43:31.140

Gabriel Senor PC - Gregory Caccioppoli: We spoke I gave a little schematic so you can see what it would look like in relation to the to the houses next door. We put a little front porch.

2058

03:43:33.480 --> 03:43:40.560

Gabriel Senor PC - Gregory Caccioppoli: Just for somebody to drink coffee and relax. And then we have the fun well on deck and then a from 14

2059

03:43:41.850 --> 03:43:43.440

Gabriel Senor PC - Gregory Caccioppoli: With the stairs that come down.

2060

03:43:45.390 --> 03:43:46.740

Gabriel Senor PC - Gregory Caccioppoli: So towards the garage.

2061

03:43:49.980 --> 03:43:50.850

Gabriel Senor PC - Gregory Caccioppoli: And I

2062

03:43:53.910 --> 03:44:05.580

Gabriel Senor PC - Gregory Caccioppoli: Think that those are the changes since I know then lead. Let's go through the comments, actually. You guys had issued a bunch of comments, maybe wanted us to enjoy.

2063

03:44:06.180 --> 03:44:07.620

Kellard Sessions: The green for one second.

2064

03:44:08.490 --> 03:44:08.940

Gabriel Senor PC - Gregory Caccioppoli: Sure.

2065

03:44:09.120 --> 03:44:10.620

Kellard Sessions: We're the limits of the garage.

2066

03:44:14.340 --> 03:44:14.760

Gabriel Senor PC - Gregory Caccioppoli: So,

2067

03:44:15.930 --> 03:44:19.260

Gabriel Senor PC - Gregory Caccioppoli: Here is the front of the garage.

2068

03:44:21.000 --> 03:44:29.100

Gabriel Senor PC - Gregory Caccioppoli: Okay, and then it bumps in about six inches bumps out six inches by themselves extension and then it comes out here.

2069

03:44:32.550 --> 03:44:45.120

Kellard Sessions: Okay, with that, and that's it. Elevation 503 right so towards the back there. I just want to make sure the board, you know, want them to have a full understanding of the rock removal here you're going to be about six, seven feet into rock at the back of the garage. Right.

2070

03:44:47.460 --> 03:44:51.360

Gabriel Senor PC - Gregory Caccioppoli: Yes, sir. So we're gonna be about six and a half. He

2071

03:44:52.320 --> 03:44:53.910

Gabriel Senor PC - Gregory Caccioppoli: Set the back end of the garage.

2072

03:44:54.090 --> 03:45:05.850

Jim Jensen: Where you're going Joe is that the previous explanation of just a little bit of corn in the back there's gonna be a substantial more coring upfront to be able to ask for the driveway.

2073

03:45:06.000 --> 03:45:08.400

Kellard Sessions: Garage. Rather, I think they did a huge

2074

03:45:09.630 --> 03:45:13.620

Kellard Sessions: step in the right direction by, you know, replacing the full basement with a crawl space.

2075

03:45:13.680 --> 03:45:14.100

Right.

2076

03:45:15.180 --> 03:45:25.260

Kellard Sessions: They've got, like I said, you've got the trenches with utilities to activate store and the garage. Just, just we have an

understanding of the level of rock removal. That's all. Because I know that was a big

2077

03:45:25.260 --> 03:45:25.770

Concern

2078

03:45:27.210 --> 03:45:38.040

Gabriel Senor PC - Gregory Caccioppoli: I mean, again, I don't think that changes my week my week timeline. It really, I mean it goes from zero at the front, you know, to

2079

03:45:39.750 --> 03:45:45.840

Gabriel Senor PC - Gregory Caccioppoli: Six feet at the back so i don't i don't think it I think since I said week. A week isn't fluffy anymore.

2080

03:45:46.110 --> 03:45:47.130

Gabriel Senor PC - Gregory Caccioppoli: You know, so one week.

2081

03:45:47.160 --> 03:45:49.770

Gabriel Senor PC - Gregory Caccioppoli: To do this, the front and the back

2082

03:45:51.150 --> 03:45:54.930

Gabriel Senor PC - Gregory Caccioppoli: You know, drilling and then another week to remove rock. I think it's safe to say

2083

03:45:57.810 --> 03:45:59.730

Kellard Sessions: You're cutting three feet in the front for the garage.

2084

03:46:01.110 --> 03:46:02.880

Kellard Sessions: Right, that's five or six across the front of the green

2085

03:46:02.880 --> 03:46:05.340

Gabriel Senor PC - Gregory Caccioppoli: Yes, yes, yes, you're right, you're

2086

03:46:05.640 --> 03:46:06.870

Kellard Sessions: Right way to us to go down.

2087

03:46:12.570 --> 03:46:15.060

Gabriel Senor PC - Gregory Caccioppoli: Yes, it does go down so that

2088

03:46:18.960 --> 03:46:29.790

Jim Jensen: is tough. I like, I don't know. You know, it's trying to shoehorn it in. It's a long run of steps going to only it's great benefit of of being able to minimize and cultural crawl space.

2089

03:46:30.420 --> 03:46:39.600

Jim Jensen: But it's a long run of steps up to the first floor. I didn't realize that the garage wasn't connected still feels like it's a little bit of work to do to have a balance.

2090

03:46:41.580 --> 03:46:45.270

Jim Jensen: Fitting a house and in the site with all the rock that is trying to be removed.

2091

03:46:47.700 --> 03:46:52.950

Eliot Senor: The garage elevation is set by the length of the driveway. We couldn't lower

2092

03:46:53.880 --> 03:47:11.220

Eliot Senor: Lower the garage to MIT. And as you can see the garage. The drive was 14% through the middle of it after the 35 feet off for the sent on a road and then we go go back down to a 6% that the driveway, where you can possibly park in the front.

2093

03:47:11.250 --> 03:47:12.960

Eliot Senor: But the middle of 14%

2094

03:47:13.260 --> 03:47:14.880

Eliot Senor: We couldn't raise the

2095

03:47:15.150 --> 03:47:27.720

Eliot Senor: The garage and need because of the driveway and then we could theoretically raise the house. The house is 13 feet already off of the garage elevation, but a higher you go, the more steps you haven't we did

2096

03:47:27.720 --> 03:47:34.530

Eliot Senor: My first more because that means more rock explanation. So we, we tried to balance.

2097

03:47:39.330 --> 03:47:40.140

Larry Ruisi: Did the

2098

03:47:41.160 --> 03:47:59.220

Larry Ruisi: Did the geothermal engineer. He give you any thoughts on the potential impact on the neighbors, you know, this is obviously you know one piece of rock that's kind of running through this entire hillside and you start drilling into it. I know.

2099

03:47:59.520 --> 03:48:06.540

Larry Ruisi: He talked about vibrations. But, but what's the possibility that this is going to create issues for the existing neighbors.

2100

03:48:06.720 --> 03:48:07.800

Larry Ruisi: That he addressed that.

2101

03:48:11.070 --> 03:48:12.630

Gabriel Senor PC - Gregory Caccioppoli: He said, going to be a plan.

2102

03:48:13.500 --> 03:48:14.400

Adam Kaufman: That should be prepared.

2103

03:48:15.570 --> 03:48:17.790

Gabriel Senor PC - Gregory Caccioppoli: Yeah, monitoring plan. Correct.

2104

03:48:19.290 --> 03:48:21.810

Gabriel Senor PC - Gregory Caccioppoli: He said that that there should be a monitoring plan.

2105

03:48:21.810 --> 03:48:22.740

Larry Ruisi: Okay, so

2106

03:48:24.150 --> 03:48:24.450

Larry Ruisi: Let's

2107

03:48:25.440 --> 03:48:26.910

Larry Ruisi: Let's play devil's advocate.

2108

03:48:27.450 --> 03:48:29.430

Gabriel Senor PC - Gregory Caccioppoli: Let's play devil's advocate for a second.

2109

03:48:29.700 --> 03:48:30.870

Larry Ruisi: So there's a monitoring.

2110

03:48:31.020 --> 03:48:31.410

Larry Ruisi: Plan.

2111

03:48:31.860 --> 03:48:41.880

Larry Ruisi: Start to do this and you realize that there's issues with the House on either side. Oh, what's the fallback position, then what do you do

2112

03:48:42.480 --> 03:48:42.780

Right.

2113

03:48:43.830 --> 03:48:48.840

Gabriel Senor PC - Gregory Caccioppoli: We're not where we are cord. We are courting right so

2114

03:48:49.950 --> 03:48:55.080

Gabriel Senor PC - Gregory Caccioppoli: That's why we will vibrations are non issue because of the fact that we're recording well

2115

03:48:55.080 --> 03:48:56.430

Larry Ruisi: But he's saying they may be an

2116

03:48:57.030 --> 03:48:59.550

Adam Kaufman: Engineer saying we do want to monitor this

2117

03:49:00.570 --> 03:49:01.470

Larry Ruisi: So I'm just

2118

03:49:03.120 --> 03:49:03.720

Gabriel Senor PC - Gregory Caccioppoli: Like a

2119

03:49:04.500 --> 03:49:06.840

Gabriel Senor PC - Gregory Caccioppoli: Mean, why would you not monitor it is really

2120

03:49:08.850 --> 03:49:09.810

Gabriel Senor PC - Gregory Caccioppoli: The answer to that.

2121

03:49:10.650 --> 03:49:12.210

Gabriel Senor PC - Gregory Caccioppoli: You're going to monitor it no matter what.

2122

03:49:12.420 --> 03:49:18.480

Larry Ruisi: Your soul you monitor it, if there's an issue. What's your fallback plan.

2123

03:49:18.690 --> 03:49:19.560

Larry Ruisi: What are you going to do

2124

03:49:20.490 --> 03:49:28.560

Gabriel Senor PC - Gregory Caccioppoli: Then you have to go to bed at night, then, then you gotta do better at night or, you know, a method that does not cause vibration

2125

03:49:28.770 --> 03:49:32.160

Christopher Carthy: What is what is bad news that expandable material that

2126

03:49:32.490 --> 03:49:33.960

Gabriel Senor PC - Gregory Caccioppoli: Correct, correct.

2127

03:49:34.920 --> 03:49:42.150

Gabriel Senor PC - Gregory Caccioppoli: So you ready core drilled your holes and now there's too much vibration. So you just pour bentonite into the holes and it expands and splits the rock.

2128

03:49:45.000 --> 03:49:45.660

Christopher Carthy: Okay, fine.

2129

03:49:46.230 --> 03:49:52.200

Adam Kaufman: But I think what we'll need is a plan that goes through all this. So essentially, you know, we do.

2130

03:49:52.740 --> 03:49:56.490

Gabriel Senor PC - Gregory Caccioppoli: That type of medical at this point. I mean, we don't know if that's what you're gonna hit

2131

03:49:56.730 --> 03:49:57.150

Gabriel Senor PC - Gregory Caccioppoli: You know,

2132

03:49:57.210 --> 03:50:09.330

Adam Kaufman: I'm just, no. Yeah. What I'm saying is we have a blasting plan. And all this is laid out. And I think you would like to what you're doing here. So if x, y, and z happens then.

2133

03:50:09.420 --> 03:50:11.310

Adam Kaufman: You know, it's all laid out.

2134

03:50:11.640 --> 03:50:14.130

Gabriel Senor PC - Gregory Caccioppoli: Okay, yes, that, that, that is very understanding

2135

03:50:14.160 --> 03:50:18.930

Christopher Carthy: WHAT'S THE POINT HAVING A monitoring plan. If you have a plan B doesn't make any sense. And there

2136

03:50:19.290 --> 03:50:22.320

Gabriel Senor PC - Gregory Caccioppoli: Was no plan B Plan B has been night.

2137

03:50:22.590 --> 03:50:23.400

Christopher Carthy: Okay. I want to see.

2138

03:50:24.690 --> 03:50:24.930

Larry Ruisi: What

2139

03:50:25.980 --> 03:50:35.400

Larry Ruisi: A from a, from a legal point of view. Let's assume we look at this thing with rose colored glasses and and the planning board ultimately approves this

2140

03:50:35.700 --> 03:50:48.840

Larry Ruisi: He does the core drilling and he starts to starts to do the chipping and we wind up with damage to the to the neighbors. Who's, who's responsible, there is the town responsible is the owner of this land responsible. Yes.

2141

03:50:49.080 --> 03:50:51.120

Larry Ruisi: Where, where do we stand from a legal point

2142

03:50:51.120 --> 03:50:51.690

Larry Ruisi: Of view here.

2143

03:50:53.070 --> 03:50:59.040

Roland Baroni: We have a blasting code that requires the applicant to

2144

03:51:01.980 --> 03:51:04.680

Roland Baroni: Secure insurance if there is blasting

2145

03:51:05.250 --> 03:51:06.810

Christopher Carthy: With laughing rolling

2146

03:51:06.840 --> 03:51:08.520

Christopher Carthy: This is not blasting

2147

03:51:08.880 --> 03:51:18.240

Roland Baroni: So the, the applicant will still have to post certificates of insurance for the for the neighboring property owners to indemnify them.

2148

03:51:19.350 --> 03:51:31.560

Eliot Senor: Oh, we're done to if I can add we in in large mind ran into the same situation on a proper project we're doing there, and prior to the start of

2149

03:51:32.880 --> 03:51:40.320

Eliot Senor: Our project we had hired a company to do inspections of Amina Jason media, Jason.

2150

03:51:40.320 --> 03:51:56.160

Eliot Senor: Properties videotaping they're inside, but their permission, so that if we me monitor the seismograph seminal plan. And then if they had a problem we've had the video record of what there was the graphic.

2151

03:51:57.120 --> 03:51:57.570

Exactly.

2152

03:51:58.980 --> 03:51:59.400

Yep.

2153

03:52:02.190 --> 03:52:06.240

Christopher Carthy: Alright, so we are you know what I think we've made progress on this application tonight.

2154

03:52:07.440 --> 03:52:15.810

Christopher Carthy: You know, I think we've covered it in the stand with is doing well with you guys going next, what's the next step here.

2155

03:52:17.640 --> 03:52:30.570

Gabriel Senor PC - Gregory Caccioppoli: Well, we wanted to make. We wanted to go to. We didn't apply to the architectural review board yet

because we really wanted to make sure that you are comfortable with
without a layout first and not wasting

2156

03:52:33.750 --> 03:52:34.110

Christopher Carthy: Any

2157

03:52:34.500 --> 03:52:40.830

Christopher Carthy: You know, listen to the other board members can
opine. This is a, this is a legal building lot

2158

03:52:41.100 --> 03:52:53.640

Christopher Carthy: And it's not. We don't want is that within the
planning board to deprive you of developing and building lot. So I think
what you presented tonight was reasonable. I think you know your

2159

03:52:54.420 --> 03:53:05.670

Christopher Carthy: The concept of core drilling in order to fracture the
stone is a reasonable way to proceed. So, board members. I'm comfortable
saying to them. Let them go to the ARV

2160

03:53:09.210 --> 03:53:13.020

Eliot Senor: Is there going to be a public planning board meeting on
this. Can we

2161

03:53:13.050 --> 03:53:15.210

Christopher Carthy: Work 100%

2162

03:53:16.380 --> 03:53:26.250

Eliot Senor: I can we set one for for a date and provide that lasting
plan or the core drilling plan land be at that time or before that
meeting.

2163

03:53:26.370 --> 03:53:38.790

Christopher Carthy: Actually, you know what, this is a very, very
sensitive application. Personally I want I for one would like to see all
the details summed up before we go into the public, we're going to the
public on it.

2164

03:53:42.450 --> 03:53:47.850

Jim Jensen: You know what, one question is, you're right. Thank you,
Christina. This is a hard site to fit the

2165

03:53:48.720 --> 03:53:50.460

Christopher Carthy: House increases very delicately

2166

03:53:50.730 --> 03:54:01.830

Jim Jensen: And I know you're just looking. I don't know if there's any ways to me applicants done great a lot of progress which is wonderful. I don't know if Steve, you know, you always have a good eye for these things in any way to kind of

2167

03:54:03.480 --> 03:54:08.580

Jim Jensen: Any, anything that you're you're picking up the perhaps the applicant hasn't happens engineers. Haven't seen

2168

03:54:09.420 --> 03:54:17.670

Steven's iPad: That actually I was. Thank you. I appreciate the kind words. I think in in echoing what Gabriel said

2169

03:54:18.450 --> 03:54:30.000

Steven's iPad: It's a balance. It's whatever we're trying to do here. It is a building. I agree with Chris, I do think that the elevations are such that there are, you can't go too high. You can't go too low.

2170

03:54:30.240 --> 03:54:31.080

Steven's iPad: And I think they're

2171

03:54:31.350 --> 03:54:34.290

Steven's iPad: Taking every step to mitigate the

2172

03:54:36.360 --> 03:54:45.930

Steven's iPad: Impact on the neighbors. It's not a pretty sight is, you know, hopefully maybe they'll, they'll go away and send it, send it to neighbors on trips to, you know, send them away for a week.

2173

03:54:46.590 --> 03:54:58.590

Steven's iPad: Or two that will be the optimum optimum thing to do, but I i think it's just a necessary evil to get the house. And that, I think they're taking the right steps. That's what I think.

2174

03:54:59.940 --> 03:55:14.880

Kellard Sessions: Elliot in the prior submission. You had some retaining walls in the front and on the sides. I know, I know, obviously took them away. But any consideration to maybe putting some short walls back in there just to try and mask the the Foundation, a little bit.

2175

03:55:16.800 --> 03:55:21.060

Eliot Senor: Of all the most of that foundation is not exposed. If you go back to the

2176

03:55:23.280 --> 03:55:27.360

Eliot Senor: The architectural but I mean we can create some wall you

2177

03:55:27.360 --> 03:55:30.270

Gabriel Senor PC - Gregory Caccioppoli: Can see right here. I mean, a

2178

03:55:31.530 --> 03:55:33.900

Gabriel Senor PC - Gregory Caccioppoli: Museum. You guys could see. Can you see my screen.

2179

03:55:34.170 --> 03:55:34.620

Yeah.

2180

03:55:36.090 --> 03:55:46.950

Gabriel Senor PC - Gregory Caccioppoli: So this is the existing grade from the, from the right elevation facing the deck. And here's the foundation. There's only a little bit exposed here.

2181

03:55:47.400 --> 03:55:49.920

Gabriel Senor PC - Gregory Caccioppoli: Yeah, I mean I show lattice on the front, but

2182

03:55:50.490 --> 03:55:54.720

Gabriel Senor PC - Gregory Caccioppoli: You can get creative and hide underneath the deck with some type of covering

2183

03:55:58.680 --> 03:56:06.090

Eliot Senor: We tried to take everything into account, including including a foundation exposure but you know we can create

2184

03:56:07.140 --> 03:56:12.090

Eliot Senor: A wall, you know, we have the the drainage system in there.

2185

03:56:13.320 --> 03:56:20.550

Eliot Senor: You know, we can create some pockets of walls to put some dirt back in and and have some plantings, but I know that the walls that we could

2186

03:56:20.610 --> 03:56:21.390

Gabriel Senor PC - Gregory Caccioppoli: Actually do

2187

03:56:21.690 --> 03:56:22.560

Kellard Sessions: You love playing rock.

2188

03:56:23.040 --> 03:56:29.010

Eliot Senor: Where you know we're problem as well. And so we tried to take them out. Now we could put them back in whatever you want.

2189

03:56:29.640 --> 03:56:35.820

Christopher Carthy: LA. You can even use the court, the breakage from the core drilling and everything as a veneer stone.

2190

03:56:36.240 --> 03:56:37.500

Christopher Carthy: On those walls.

2191

03:56:40.650 --> 03:56:45.150

Christopher Carthy: You know when you go start bringing that stone, you'll be able to use a lot of that stone just veneer stone.

2192

03:56:46.200 --> 03:56:53.850

Eliot Senor: If it breaks properly, you know, there's certainly a possibility. You know, this is a difficult site.

2193

03:56:54.960 --> 03:56:56.250

Eliot Senor: It's not a very

2194

03:56:57.690 --> 03:57:15.090

Eliot Senor: Flat site until I think this is a limitation to the amount of expense to go through, but we can certainly use that stone to create some walls. If it's big enough. You know, there's a lot of possibilities to getting removing a material from the side is expensive.

2195

03:57:16.170 --> 03:57:24.120

Christopher Carthy: Wasn't as you can use the existing broken stone as veneer stone on the foundation walls as opposed to a concrete floor.

2196

03:57:25.770 --> 03:57:34.620

Eliot Senor: And yeah, if it, if it breaks correctly. Like, like we showed with not a lot of expose Foundation, but certainly if that was

2197

03:57:35.910 --> 03:57:40.170

Eliot Senor: The resulting stone was good enough. We could probably do something like that.

2198

03:57:44.430 --> 03:57:48.570

Eliot Senor: I just don't want to make a commitment to that and then not have stolen and then

2199

03:57:50.340 --> 03:57:50.880

I hear

2200

03:57:54.030 --> 03:57:55.830

Christopher Carthy: The other houses, again, which. Me too.

2201

03:57:57.540 --> 03:57:59.970

Christopher Carthy: So gentlemen, is there anything else we need to do here.

2202

03:58:01.110 --> 03:58:01.350

Can we

2203

03:58:03.330 --> 03:58:04.020

pollackmv: Have a question.

2204

03:58:05.190 --> 03:58:14.940

pollackmv: On the drainage system on the water runoff was one of the earlier concerns. Can you elaborate a little further on how you managing

2205

03:58:18.150 --> 03:58:19.440

Eliot Senor: Greg, you want to talk about that.

2206

03:58:21.900 --> 03:58:23.190

Gabriel Senor PC - Gregory Caccioppoli: Yeah, so, um,

2207

03:58:25.080 --> 03:58:28.410

Gabriel Senor PC - Gregory Caccioppoli: Since this site is predominantly rock to begin with.

2208

03:58:29.820 --> 03:58:35.850

Gabriel Senor PC - Gregory Caccioppoli: The pre development conditions of this lot are impervious for the most part, so

2209

03:58:37.260 --> 03:58:40.170

Gabriel Senor PC - Gregory Caccioppoli: I think the line of where rock is

2210

03:58:42.360 --> 03:59:01.860

Gabriel Senor PC - Gregory Caccioppoli: On this planet, right. So we have the lead line is right here. Right. So in our pre development analysis, we're considering all of this is impervious So following construction. The fact that we're putting a house here is not change the conditions.

2211

03:59:02.940 --> 03:59:15.180

Gabriel Senor PC - Gregory Caccioppoli: Well, it does change them. We're actually improving it. But now less stormwater runoff will be flowing swords and other on having you in this direction, because anything that's hitting our roots.

2212

03:59:15.990 --> 03:59:17.430

Gabriel Senor PC - Gregory Caccioppoli: Or our patio.

2213

03:59:19.200 --> 03:59:33.270

Gabriel Senor PC - Gregory Caccioppoli: Or the garage is going to be captured by these roof leaders right that's six inch HTTP pipe and it's going to be brought to the front into our attention system, which then slowly leeches it

2214

03:59:33.270 --> 03:59:33.810

Out.

2215

03:59:35.100 --> 03:59:50.700

Gabriel Senor PC - Gregory Caccioppoli: To the, the, the town stormwater system at the same rate that it did actually better than it was going into the storm water system prior to construction, because the pre development.

2216

03:59:52.050 --> 03:59:52.740

Gabriel Senor PC - Gregory Caccioppoli: Run off.

2217

03:59:55.080 --> 03:59:58.890

Gabriel Senor PC - Gregory Caccioppoli: The pre development was 1.5 he would be per second.

2218

03:59:59.940 --> 04:00:02.580

Gabriel Senor PC - Gregory Caccioppoli: And we reduced it to 1.2

2219

04:00:02.790 --> 04:00:08.700

Gabriel Senor PC - Gregory Caccioppoli: cubic feet per second after construction. So we're actually going to be reducing the level and

2220

04:00:10.140 --> 04:00:18.300

Gabriel Senor PC - Gregory Caccioppoli: We did it. We did a hydro cat analysis using a specific program as well. Now, in order to do those calculations.

2221

04:00:22.860 --> 04:00:23.220

Jim Jensen: You know,

2222

04:00:23.280 --> 04:00:24.360

Gabriel Senor PC - Gregory Caccioppoli: Did I answer that question.

2223

04:00:27.630 --> 04:00:27.990

Jim Jensen: What

2224

04:00:28.050 --> 04:00:29.760

Jim Jensen: Was the, thought I, I have

2225

04:00:32.460 --> 04:00:39.180

Jim Jensen: Not connecting. I don't know if not connecting the garage to the rest of the house is going to be a mess for the development

2226

04:00:40.500 --> 04:00:41.430

Christopher Carthy: I agree with you.

2227

04:00:41.760 --> 04:00:42.090

Know,

2228

04:00:43.200 --> 04:00:45.810

Jim Jensen: Everything in and everything out goes through the garage. Right.

2229

04:00:46.230 --> 04:00:47.400

Christopher Carthy: So when is the Justin's

2230

04:00:48.060 --> 04:00:50.280

Jim Jensen: I don't know. Is there a way to internally connect those two

2231

04:00:50.400 --> 04:00:51.720

Jim Jensen: Garage to the House.

2232

04:00:51.930 --> 04:00:55.860

Christopher Carthy: I agree that's a definite improvement. I agree with you on that.

2233

04:00:56.790 --> 04:01:06.720

Eliot Senor: Well, we were just trying to limit the amount of rock excavation and by extending the garage underneath the existing house. We're going to have to remove that

2234

04:01:07.950 --> 04:01:14.820

Eliot Senor: Have some additional rock. And so we had thought that because of the stairway on the floor plan.

2235

04:01:15.270 --> 04:01:30.270

Eliot Senor: Is not right adjacent to that to that areas. So the stairway on the upper floors. It's a modular is that farther back and there would be a problem. A Greg. If you want to scroll down to the floor plan. I think they have it.

2236

04:01:40.860 --> 04:01:41.610

Gabriel Senor PC - Gregory Caccioppoli: Says here.

2237

04:01:43.410 --> 04:01:43.650

Eliot Senor: On

2238

04:01:44.700 --> 04:01:47.250

Eliot Senor: The floor plan.

2239

04:02:01.290 --> 04:02:01.740

Gabriel Senor PC - Gregory Caccioppoli: Sorry.

2240

04:02:11.850 --> 04:02:13.350

Gabriel Senor PC - Gregory Caccioppoli: Alright, I think I got something here.

2241

04:02:15.630 --> 04:02:16.650

Gabriel Senor PC - Gregory Caccioppoli: Can you see my screen.

2242

04:02:16.980 --> 04:02:18.660

Gabriel Senor PC - Gregory Caccioppoli: Is it still the same screen and DC

2243

04:02:19.230 --> 04:02:20.160

DC respond

2244

04:02:21.450 --> 04:02:21.810

Gabriel Senor PC - Gregory Caccioppoli: Okay.

2245

04:02:24.990 --> 04:02:28.680

Eliot Senor: All right, what you had in a minute ago. So

2246

04:02:28.770 --> 04:02:29.460

Gabriel Senor PC - Gregory Caccioppoli: So that's here.

2247

04:02:30.180 --> 04:02:37.410

Eliot Senor: Yeah, or maybe scroll. Yeah, that's a good one. So on the bottom picture there. You see where the stair is

2248

04:02:38.760 --> 04:02:47.010

Eliot Senor: Actually the front door just to the right of that is the front door. So the garage is way, way in front weights that are right.

2249

04:02:48.330 --> 04:02:50.730

Eliot Senor: They'll feel away. That's the back that

2250

04:02:51.210 --> 04:02:52.290

Jim Jensen: Falling here.

2251

04:02:52.800 --> 04:03:02.490

Eliot Senor: There. So in order to get from the garage to the stairway and the modular weakness of the shift in the odd shape of a lot. We couldn't get

2252

04:03:02.550 --> 04:03:06.300

Eliot Senor: A point B, without a lot of

2253

04:03:06.420 --> 04:03:21.480

Gabriel Senor PC - Gregory Caccioppoli: So what he's saying is what he's saying is that since the staircases back here in our garage. And here we would have to excavate a significant amount of rock in order to get from here.

2254

04:03:22.260 --> 04:03:36.300

Gabriel Senor PC - Gregory Caccioppoli: To here to get upstairs and follow the staircase pattern enough to the first floor. So it really wouldn't make so it would add a quantity of rock removal that we didn't think was necessary present

2255

04:03:38.310 --> 04:03:39.900

Steven's iPad: What if you just if you move. What if

2256

04:03:41.010 --> 04:03:41.310

Steven's iPad: What if

2257

04:03:41.370 --> 04:03:46.170

Steven's iPad: What if you just change the change the plans around a little bit, because you haven't really summit.

2258

04:03:47.580 --> 04:03:47.940

Gabriel Senor PC - Gregory Caccioppoli: Right.

2259

04:03:48.090 --> 04:03:48.870

Solidified

2260

04:03:50.700 --> 04:03:51.000

Steven's iPad: I would

2261

04:03:51.960 --> 04:03:59.610

Steven's iPad: I would pull the stairs for is solid and thank you and integrate them into the entrance to the house. In other words, you can you can

2262

04:04:00.240 --> 04:04:01.050

Steven's iPad: Actually flow.

2263

04:04:01.140 --> 04:04:02.730

Steven's iPad: nicely with the front door above

2264

04:04:03.630 --> 04:04:09.570

Eliot Senor: Well, it doesn't doesn't work with first or second floor in in the modular

2265

04:04:11.430 --> 04:04:16.950

Eliot Senor: Would have to be in the area of the family room separating families in the kitchen and scroll down

2266

04:04:18.030 --> 04:04:20.010

Gabriel Senor PC - Gregory Caccioppoli: To the second floor. Yes. Right.

2267

04:04:21.030 --> 04:04:31.110

Eliot Senor: And so then you would have wouldn't have the stairway coming up to the second floor to get the bedroom. So it was. I mean, I could ask the, the owner to really look at that. But that was

2268

04:04:32.190 --> 04:04:39.180

Eliot Senor: What his view and the modular company washes the modular said that the Floor Plan wouldn't work if we move this down.

2269

04:04:39.930 --> 04:04:52.440

Steven's iPad: No, I, I can. I appreciate that, that, that point. But again, I agree with Jim and the value is so much more. I believe would be a great trade off just for your purposes.

2270

04:04:53.040 --> 04:05:06.540

Steven's iPad: For value only because of a if I wanted to negotiate a wouldn't step and inclement inclement weather down to my garage. When is it you know six inches of snow on that, you know, going down 13 to 15 steps, I'd much rather go inside and do it.

2271

04:05:08.640 --> 04:05:16.710

Eliot Senor: Yeah, we were just trying to balance the cost of rock removal. The Rock removal that we were having problems with and and the house.

2272

04:05:17.460 --> 04:05:18.270

Eliot Senor: I understand.

2273

04:05:18.330 --> 04:05:22.350

Steven's iPad: I understand, but if they can, if they can take a second look at the floor plans. I think would behoove you

2274

04:05:22.470 --> 04:05:24.870

Steven's iPad: I mean, you know, I think it's a better plan.

2275

04:05:25.620 --> 04:05:27.990

Eliot Senor: And we can ask them to

2276

04:05:29.460 --> 04:05:32.010

Eliot Senor: Take a second look. Oh sure, sure.

2277

04:05:35.940 --> 04:05:39.030

Christopher Carthy: All right, I think we've covered this, then for the season.

2278

04:05:40.860 --> 04:05:43.380

Christopher Carthy: So these folks have their homework to do.

2279

04:05:45.300 --> 04:05:49.260

Christopher Carthy: And and then what's the next step for the folks

2280

04:05:50.160 --> 04:05:55.080

Adam Kaufman: All if you want to see revised architectural plans and they should come back to you and

2281

04:05:56.040 --> 04:06:02.760

Christopher Carthy: I think you should take some of the my direction to the app. And that would be think this meeting digested.

2282

04:06:03.990 --> 04:06:07.290

Christopher Carthy: Revise your plans accordingly and come back and see us.

2283

04:06:10.710 --> 04:06:15.060

Gabriel Senor PC - Gregory Caccioppoli: Understood, so don't don't go to the architectural review board yet.

2284

04:06:16.260 --> 04:06:19.320

Christopher Carthy: Yeah, let's let's you know we made some significant suggestions.

2285

04:06:22.890 --> 04:06:29.010

Eliot Senor: Even if we change the internals of the building. We wouldn't necessarily change the externals of it though.

2286

04:06:29.610 --> 04:06:40.140

Christopher Carthy: So that's true. So, okay, you can take that gentleman you have any problem with them going to their be to what do you want to wait until you see the internal changes.

2287

04:06:40.410 --> 04:06:43.500

Jim Jensen: Yeah, I think, you know, they probably want to

2288

04:06:44.550 --> 04:06:48.120

Jim Jensen: If you're going to go back, talk to the owner and the owner is going to go back and the Apple is going to talk

2289

04:06:48.210 --> 04:06:48.690

Jim Jensen: To the

2290

04:06:49.950 --> 04:06:56.970

Jim Jensen: You know, the, the developer of the building, then jack. Who knows what I could turn out to external the building right

2291

04:06:57.030 --> 04:07:01.530

Christopher Carthy: All right. Thank you Jim. So gentlemen digest what we said to you tonight.

2292

04:07:02.550 --> 04:07:12.150

Christopher Carthy: Come back to us so we can see a plan that is something we can send to their be and before we do that, we'd like to see the revisions. After tonight's meeting.

2293

04:07:13.560 --> 04:07:17.730

Gabriel Senor PC - Gregory Caccioppoli: So, so before we, before we leave. Can you just clarify the

2294

04:07:18.810 --> 04:07:31.260

Gabriel Senor PC - Gregory Caccioppoli: World, can you confirm that that I'm understanding correctly. Your main issues are really just, you want to see some type of access to the first floor from the garage, rather than

2295

04:07:32.490 --> 04:07:32.790

Gabriel Senor PC - Gregory Caccioppoli: Will be

2296

04:07:35.340 --> 04:07:35.700

Christopher Carthy: Yeah.

2297

04:07:36.060 --> 04:07:39.840

Gabriel Senor PC - Gregory Caccioppoli: Okay. And is that is that your, your main issue.

2298

04:07:41.670 --> 04:07:44.550

Christopher Carthy: We want we want to see Plan B and C.

2299

04:07:44.910 --> 04:07:57.030

Christopher Carthy: In other words, when you start drilling. I want to know what's going to happen if the rock camera doesn't work right. How many creates a problem. I want to know what you think is in terms of how you gonna get rid of that rock besides hammering

2300

04:07:57.210 --> 04:07:57.510

Gabriel Senor PC - Gregory Caccioppoli: But

2301

04:07:58.110 --> 04:08:04.410

Adam Kaufman: It really nailed down how much the duration of the rock removal. So the board understands it.

2302

04:08:04.620 --> 04:08:04.980

Christopher Carthy: But

2303

04:08:05.040 --> 04:08:05.880

Gabriel Senor PC - Gregory Caccioppoli: The week right

2304

04:08:05.970 --> 04:08:07.200

Gabriel Senor PC - Gregory Caccioppoli: Into a schedule and

2305

04:08:09.780 --> 04:08:13.620

Christopher Carthy: Calculation members. I think that's something we should talk about

2306

04:08:13.740 --> 04:08:16.710

Christopher Carthy: On we should revisit our conversation.

2307

04:08:18.900 --> 04:08:22.230

Christopher Carthy: Okay. So, okay, gentlemen, you have your direction.

2308

04:08:23.550 --> 04:08:28.200

Kellard Sessions: How are you guys building height and max height Maxwell height with this plan.

2309

04:08:29.910 --> 04:08:32.010

Gabriel Senor PC - Gregory Caccioppoli: We are within the clients.

2310

04:08:33.540 --> 04:08:33.840

Adam Kaufman: No.

2311

04:08:34.500 --> 04:08:35.670

Kellard Sessions: Need for you.

2312

04:08:36.120 --> 04:08:37.140

Gabriel Senor PC - Gregory Caccioppoli: To fight elevation

2313

04:08:39.690 --> 04:08:41.280

Gabriel Senor PC - Gregory Caccioppoli: See every great jokes.

2314

04:08:42.420 --> 04:08:43.230

Gabriel Senor PC - Gregory Caccioppoli: What I got it.

2315

04:08:44.970 --> 04:08:59.100

Gabriel Senor PC - Gregory Caccioppoli: Building height is 29 feet from the average grade because the moon roof site is 530 9.8 the average rate is 510 point eight and our building high as 29 feet so that so it's really measured from the average grade.

2316

04:09:00.120 --> 04:09:01.110

Gabriel Senor PC - Gregory Caccioppoli: To the main room.

2317

04:09:02.370 --> 04:09:03.540

Adam Kaufman: That's one measure

2318

04:09:04.830 --> 04:09:05.430

Adam Kaufman: Spread

2319

04:09:06.300 --> 04:09:12.960

Kellard Sessions: Following the average grade calculation, but that's that's only one of the two measurement measure the maximum Walheim which I think you exceed

2320

04:09:16.440 --> 04:09:17.820

Adam Kaufman: If they succeed lowest

2321

04:09:17.820 --> 04:09:18.990

Gabriel Senor PC - Gregory Caccioppoli: Take a second look at that.

2322

04:09:19.530 --> 04:09:31.020

Adam Kaufman: What zone are you in the are five 434 34 right so if its lowest rate to mid point is more than 34 and you'll need a variance or reduce the height.

2323

04:09:32.220 --> 04:09:33.660

Gabriel Senor PC - Gregory Caccioppoli: To midpoint of

2324

04:09:34.770 --> 04:09:37.710

Kellard Sessions: The year 36.7 foot dimension there, Greg.

2325

04:09:38.730 --> 04:09:39.120

Kellard Sessions: That

2326

04:09:39.570 --> 04:09:41.640

Gabriel Senor PC - Gregory Caccioppoli: Top of the front Gable right

2327

04:09:41.970 --> 04:09:44.850

Kellard Sessions: With the midpoint of the roof there right that 36.7

2328

04:09:45.870 --> 04:09:46.080

Kellard Sessions: You're

2329

04:09:46.500 --> 04:09:48.330

Eliot Senor: Not the midpoint, the value that's

2330

04:09:48.330 --> 04:09:51.270

Gabriel Senor PC - Gregory Caccioppoli: Not the midpoint, though, isn't this the midpoint of that room.

2331

04:09:52.830 --> 04:09:59.640

Adam Kaufman: You have to use the weighted average of all the roof fights. You can't just, you know, just pick one.

2332

04:10:02.400 --> 04:10:11.760

Gabriel Senor PC - Gregory Caccioppoli: But, but for this base of the house. This is the roof. So this goes back 15 feet at this height and then the house turns into this roof.

2333

04:10:12.840 --> 04:10:14.610

Gabriel Senor PC - Gregory Caccioppoli: Right and agreed also get tired.

2334

04:10:15.090 --> 04:10:16.800

Adam Kaufman: I don't believe you. So great. I like that.

2335

04:10:17.640 --> 04:10:19.320

Eliot Senor: I will check the roof.

2336

04:10:21.570 --> 04:10:23.520

Kellard Sessions: Of the building inspectors to be surprised with

2337

04:10:23.790 --> 04:10:28.800

Gabriel Senor PC - Gregory Caccioppoli: Great. Yeah, we'll make sure we'll make sure that it's within requirements. Next time, etc.

2338

04:10:37.080 --> 04:10:43.140

Christopher Carthy: Thank you, you know, guys, before we close it happens before we close this application out. I just want to thank

2339

04:10:44.340 --> 04:10:57.240

Christopher Carthy: Nora Kanzi manual of 67 nevermind AVENUE NORTH White Plains, New York. I want to thank her for taking the time to send the planning board an email about her concerns about this application.

2340

04:11:02.430 --> 04:11:07.440

Christopher Carthy: Okay, so that's that they know what they're doing the

2341

04:11:11.430 --> 04:11:14.760

Christopher Carthy: Next application before us is

2342

04:11:15.810 --> 04:11:19.050

Christopher Carthy: Released a bond for Britain one golf course.

2343

04:11:23.550 --> 04:11:25.470

Christopher Carthy: I'll pay the bond au pair.

2344

04:11:28.260 --> 04:11:43.410

Kellard Sessions: We actually have to want, I think, Chris. The first one is a release of the bond for the original mitigation plan associated with the original GOLF COURSE WE development plan, which is obviously a much larger scope that isn't going to happen anymore.

2345

04:11:44.580 --> 04:11:47.040

Kellard Sessions: Your part one is releasing that prior bond.

2346

04:11:49.020 --> 04:11:51.450

Kellard Sessions: The second part is to recommend

2347

04:11:52.560 --> 04:11:56.130

Kellard Sessions: A new bond be posted for the reduced scope mitigation.

2348

04:11:57.870 --> 04:11:59.850

Kellard Sessions: Looking for my memo that went out late today.

2349

04:12:02.010 --> 04:12:03.180

Kellard Sessions: Don't have the numbers handy.

2350

04:12:04.560 --> 04:12:06.330

Christopher Carthy: I have them here, Joe.

2351

04:12:11.760 --> 04:12:13.290

Sorry, just give me one second here.

2352

04:12:15.690 --> 04:12:33.030

Christopher Carthy: The second part is in the amount of \$6,750 were releasing the first part 240 \$9,500 recommending found board that we released the first part and \$49,500 and institute a second bond and the amount of \$6,750

2353

04:12:33.240 --> 04:12:40.650

Kellard Sessions: Now that the new bond Chris would be to actually 33,324 for the mitigation plantings.

2354

04:12:41.760 --> 04:12:44.760

Kellard Sessions: And the five year maintenance and monitoring is is a

2355

04:12:45.000 --> 04:12:47.250

Christopher Carthy: Price, like I said,

2356

04:12:50.160 --> 04:12:52.800

Kellard Sessions: That those would be the two new mouse, you'd be recommending

2357

04:12:54.210 --> 04:12:55.830

Adam Kaufman: Or were they again, sorry.

2358

04:12:56.130 --> 04:13:05.190

Kellard Sessions: 3324 for the plantings. Yep. And 4545 for the five year monitoring God

2359

04:13:06.120 --> 04:13:09.450

Christopher Carthy: Yeah, you know what Joe, I'm sure. And for the five year monitoring.

2360

04:13:15.960 --> 04:13:25.920

Christopher Carthy: Okay, maybe that was the one that releasing 677 fumbles with the releasing okay they're releasing the 6007 15 is that what they're releasing

2361

04:13:27.660 --> 04:13:29.160

Christopher Carthy: For this five year monitoring.

2362

04:13:30.150 --> 04:13:36.600

Kellard Sessions: Yes, the original bond was right. It was 49,500 for the plan things and 6750 for the monitoring.

2363

04:13:36.780 --> 04:13:38.850

Christopher Carthy: Those are the ones we're giving up. Right, right.

2364

04:13:39.030 --> 04:13:40.950

Kellard Sessions: In exchange for the two new amounts

2365

04:13:41.130 --> 04:13:41.820

Christopher Carthy: Okay, fine.

2366

04:13:44.910 --> 04:13:47.430

Adam Kaufman: You guys vote to recommend those amounts to the soundboard.

2367

04:13:52.080 --> 04:13:53.700

Christopher Carthy: I'll make a motion to

2368

04:13:58.980 --> 04:14:02.220

Christopher Carthy: Release the bonds of the original bonds of

2369

04:14:04.440 --> 04:14:12.540

Christopher Carthy: \$49,500 and \$6,750 and Institute the new bonds of

2370

04:14:15.990 --> 04:14:17.430

Adam Kaufman: 33 324 and

2371

04:14:17.430 --> 04:14:33.000

Christopher Carthy: 4540 533-324-3033 20 420-545-4545 for the main on right I'll make that motion.

2372

04:14:33.570 --> 04:14:33.990

Larry Ruisi: Back in

2373

04:14:35.220 --> 04:14:35.820

Christopher Carthy: Favor

2374

04:14:36.270 --> 04:14:37.470

pollackmv: Aye. Aye.

2375

04:14:37.980 --> 04:14:39.810

Christopher Carthy: Okay, so

2376

04:14:42.030 --> 04:14:42.690

Christopher Carthy: Um,

2377

04:14:44.130 --> 04:14:44.550

Christopher Carthy: I think we

2378

04:14:48.360 --> 04:14:49.680

Christopher Carthy: might hang out for a little while.

2379

04:14:49.890 --> 04:14:50.220

No.

2380

04:14:51.300 --> 04:14:51.930

Steven's iPad: Town code.

2381

04:14:55.170 --> 04:14:55.620

Christopher Carthy: So,

2382

04:14:59.220 --> 04:15:00.420

Christopher Carthy: Thanks, buddy.

2383

04:15:01.980 --> 04:15:02.250

Christopher Carthy: Staying in

2384

04:15:06.090 --> 04:15:16.290

Christopher Carthy: One of these days are a couple of things we do need to talk about not tonight. Obviously, we need to we need to talk about rock hammering need to pick up that conversation again.

2385

04:15:16.740 --> 04:15:27.630

Christopher Carthy: Because it comes up periodically from time to time, a rock hammering impacts the community. So we the planning board sort of discussing rock hammering before coven

2386

04:15:28.140 --> 04:15:32.940

Christopher Carthy: And we kind of dropped it was coated hit. So it's just something we need to talk about how we want to

2387

04:15:33.720 --> 04:15:41.490

Christopher Carthy: Talk about rock hammer. And then the other thing that's come up recently is the conservation board wants to have a conversation with planning born

2388

04:15:41.850 --> 04:15:45.510

Christopher Carthy: About trees and how they how we manage trees and the community.

2389

04:15:45.930 --> 04:15:58.890

Christopher Carthy: It's important that we discuss this with the conservation board. So I'm just putting you guys I noticed that one of these days I'm going to arrange a meeting, so that the CB and the PB get together and discuss trees. Okay. Yeah.

2390

04:15:59.100 --> 04:15:59.820

John Krupa: That'd be great.

2391

04:16:00.480 --> 04:16:04.380

Christopher Carthy: Right. All right. Hey john. Thank you for staying with us all night.

2392

04:16:04.740 --> 04:16:05.760

John Krupa: My pleasure.

2393

04:16:06.780 --> 04:16:09.930

Christopher Carthy: You guys the conservation board. You guys are amazing. They

2394

04:16:10.200 --> 04:16:11.010

Christopher Carthy: Come up with us.

2395

04:16:11.130 --> 04:16:16.650

Christopher Carthy: Now we just got everybody. I'll make a motion to close the meeting. Second. All in favor.

2396

04:16:16.980 --> 04:16:18.390

Christopher Carthy: Aye night.

2397

04:16:18.660 --> 04:16:19.080

Roland Baroni: Night.

2398

04:16:19.170 --> 04:16:20.190

Adam Kaufman: And I know that every