

Speaker 17: Okay.

Speaker 11: Sure. I mean I've been I've been preparing this

Speaker 14: for like 18 hours and at the last minute all melted down was like

Speaker 11: course Apollo 13, of course

Speaker 1: take a take a deep breath.

Speaker 3: Yeah, just bear with me one minute, please. Okay.

Speaker 1: We're on the air pro

Speaker 4: good. Bear with me one minute,

Speaker 1: please.

Speaker 9: All right, and we've got every planning board member on the line.

Speaker 17: Jim Lehrer Michael

Speaker 3: just bear with me a moment,

Speaker 17: please.

Speaker 1: All right, and we've got a full waiting

Speaker 9: room which and everybody who's listening will admit you as soon as your agenda item comes up after we get through the minutes and Christopher is ready will take during a for sink Stevens. How do you happen to have the public?

Speaker 7: This

Speaker 11: before we go forward. We need to approve the

Speaker 1: minutes. Yes, we do. We've already approved the March 9th minutes

Speaker 9: while you were getting connected, but we can continue when you're ready.

Speaker 14: I'm ready to approve the other minutes.

Speaker 8: We just dropped out

Speaker 17: Joe.

Speaker 9: Okay, anyone want to deal make a motion to adopt

Speaker 11: the motion to approve

Speaker 4: of

Speaker 11: can I bundle them?

Speaker 9: If no one has any comments, I suppose

Speaker 14: a bundle of the outstanding minutes the outstanding minutes Valerie presents to

Speaker 3: us. all previous settings

Speaker 8: I'll second.

Speaker 4: Well in favor,

Speaker 8: thank you.

Speaker 2: All right. I'm pulling up the first public notice. And since it's in front of me, I'll just read it if that's okay.

Speaker 9: One second.

Speaker 17: Do tell you hear us.

Speaker 1: Yes, I do. Okay, anyone else who's going to be representing on this

Speaker 9: application that you want me to admit to the

Speaker 6: meeting? No, not at the moment just

Speaker 17: me.

Speaker 2: Notice is hereby given that the north Castle planning board will hold a public hearing on line at the NC TV with our web address and an arm hog and Banks fail on mctv Cablevision 18 and Verizon 39 in North White Plains a Monday, April 13th, 2020 at 7 p.m. Or soon thereafter when any person may be in heard in favor of against or for the st. Stephen's church site plan application. The applicant is proposing various parking and site improvements that sir, The existing Church. The property is located at 50 Bedford Road and known on the North Castle tax maps as 108 .03 - 1-14 and located in the are 3/4 acre zoning District public comments can be submitted to planning at North castle

and why.com during the meeting receive comments will be read aloud include a telephone number in your comment. If you would like to provide verbal comments to the board during the meeting by order of the north Castle planning board for supercar. Aarthi chairman. I'd also like to know from the record that all paperwork is in order for this application.

Speaker 11: Thank you Val. So we'll see

Speaker 14: Lucille you going I guess by the way Lucille

Speaker 6: with you. I'm sorry, Chris everything. Well, everything is well. Yes. Thank you for asking and I hope everything is I just want to say on behalf of JMC. Thank you for pulling this together and moving forward in the new world of technology that were in it's been baptism by fire for a lot of us. I think I don't want to say ages, but it's like they little more challenging for some of us, but thank you so much. For moving forward

Speaker 3: you're on Lucille. Go

Speaker 6: ahead. Okay, so we believe that we have everything in order I my name is Lucille monzon. The last senior landscape architect that JMC representing our clients st. Stephen's church. We submitted a revised application and plans and drawings and we believe we've addressed all the comments brought up by the staff and various horns. We do have a Landmarks committee. So we do have approval from the landmarks committee the conservation board. One of the major outstanding items was whether or not we would be required to get a DEC permit, which we do not based on review by Josh Fisher from the dec and the site and there was some minor request with additions to the plans that we've made with regard to putting in to summary chart. It's which we have done. So I we have pretty much everything in place of this part moving forward. We just have to get a couple more County permits and then obviously with the town as well.

Speaker 7: Okay,

Speaker 14: Lucille and fellow

Speaker 3: board members. We can open, you know this application of the questions since I'm

Speaker 14: speaking Lucy. I'm just going to

Speaker 3: and it's so difficult to navigate this meeting this way. So I ask you some questions while I've got your ear

Speaker 14: when I reviewed the application remember last time we spoke about the possibility

Speaker 3: of you know bringing the Parking spaces a little deeper in as

Speaker 14: you approach the end of the

Speaker 3: line on Maple Avenue not towards the corner of the opposite corner not towards the corner of Maple and Bedford, but towards Maple and 110 and 120 and she would go that

Speaker 11: direction right

Speaker 3: next to trollish. We talked about the possibility of making those lot of those spaces a little deeper. I couldn't quite tell from looking at the planet that has been

Speaker 14: accomplished and I know there's some elevation change there and I in fact I asked him about this today,

Speaker 3: but just

Speaker 11: refresh my

Speaker 14: memory as to why is it

Speaker 3: necessary that we have a guardrail on the

Speaker 17: property the corbel?

Speaker 6: Is there presently so a you know keeping it consistent visually and be creates a perimeter for the cemetery that's there and the thought process is well, it's been there will repair replace it and extend it as necessary that really to be totally honest was the thought process behind that and is to create a visual barrier or a visual separation. Operation between the cemetery and the parking area

Speaker 11: in a much better way than just a guardrail Let's Pretend. For example, we didn't use a guardrail. I mean if the garden over there

Speaker 14: because you were trying to protect an elevation

Speaker 3: change over time try and prevent cars from driving over I get it, but you

Speaker 11: have a curb you have a proposed curb along that

Speaker 3: parking lot along that that parking lot. This was proposed curve on the plan.

Speaker 6: Correct? No, there's only a small portion of curbing. There's no curbing down that entire line.

Speaker 11: Would it make sense to put in the proposed curbing in lieu of a guardrail? I

Speaker 3: mean in other words if you had a whatever it is six or 8 inch curb wouldn't the curb be as effective as a guard

Speaker 14: rail line. You would need a

Speaker 11: guardrail you

Speaker 14: can have your whatever you're walking or your sidewalk. All and then I'd have to have a

Speaker 3: guard. Well,

Speaker 11: what's the advantage guard?

Speaker 6: Well, I think it really is more of a visual statement. Like this. Is it this is the parking is separated from the cemetery. I I it's been there. I don't you know, I don't know how it developed over time. I'm not really probably the best person to answer that question. The other thing too is we're trying to minimize the amount of disturbance collectively and putting in curbing we would then start to increase the potential disturbance and quite frankly jack up the cost for the client and also too, you know, we're trying to keep the I lost you.

Speaker 8: I think we can anybody can we hear each other?

Speaker 4: No, I can hear

Speaker 19: you. I hear you guys. I can hear Lucille

Speaker 11: Lucille. He's still with

Speaker 17: me.

Speaker 12: But if she could I think checking her

Speaker 2: email or phone number? Like we're doing with the residents who want to participate in tonight's meeting.

Speaker 19: We just lost her completely. She's not even on the

Speaker 9: list because I don't I don't have her contact information about

Speaker 2: the saying if she send us a quick email

Speaker 17: to see if I have it.

Speaker 4: I don't have it.

Speaker 19: I don't have a phone number. I just emailed her. I don't know if she'll get

Speaker 17: it.

Speaker 19: I just lost my cable which is why I got cut off. I don't know if she got the same

Speaker 17: problem

Speaker 1: Christopher. Do we want to move on if

Speaker 11: we find this?

Speaker 14: I would love to move on if we could move on but I don't think we're doing it

Speaker 11: justice. I'm just again I'm speaking for

Speaker 14: Chris karthi. Not the whole planning board.

Speaker 11: I don't think we're doing a Justice to this application in this isn't this is happens to be a particularly important

Speaker 3: application. It's at the corner of Maple Avenue Bedford

Speaker 11: Road. There is some light that should be shed on this and I want to make sure we're doing the right thing

Speaker 17: sure, of course.

Speaker 2: We go to some items that are later on the agenda that are more administrative options while

she gets back up and running

Speaker 14: we want to do the administrative stuff. I get

Speaker 11: it. Can we just take a few minutes to see if Lucille can work out her technical difficulties, please. Jim can you hear me?

Speaker 12: I can hear you Steve. Can you hear me?

Speaker 8: Yes, I can Olin.

Speaker 11: Rolling your audios

Speaker 3: off. Yes, I hear you Larry.

Speaker 12: Yeah, I'm good. Okay Val.

Speaker 4: Yes again madam. Adam you know,

Speaker 3: okay good. So the applicant is dropped

Speaker 8: off here to Chris. Okay forgot Michael at seasoning,

Speaker 14: but I'm not seeing your picture for some reason and you too

Speaker 19: Chris don't be offended.

Speaker 1: Not in the waiting room ready to come back.

Speaker 9: So you want to

Speaker 11: proceed is she not know?

Speaker 14: Okay, let's go. I think Adam

Speaker 1: I can call Lucille Paul sighs. Thank you

Speaker 9: just emailed me so we can I'll give her a call.

Speaker 3: Okay? Good great.

Speaker 12: She could always join by Audio by cell

Speaker 4: phone, right?

Speaker 9: See how this works. Lucille lost you there.

Speaker 1: No problem.

Speaker 11: Typically, we don't

Speaker 14: use a guardrail. And just because it's been done in the past isn't

Speaker 11: necessarily the best practice for the future. My question to you Lucio is is there a better way if you're looking for demarcation, is there a better way to demarcate between the cemetery in the parking lot? Then this rail for

Speaker 14: example, if you want to use curbing which

Speaker 11: is an incredibly expensive if you were to use because I am sensitive to the churches. You know, they have honestly. You know

Speaker 3: limited Financial capacity.

Speaker 11: Is there a better way from a Landscape Architects

Speaker 14: point of view if you were

Speaker 11: designing this free hand without using previous experience on this lot? Why would our a guardrail be used for demarcation as

Speaker 14: opposed to let's

Speaker 11: say a line of Evergreens. We made a curb

Speaker 14: sidewalk and line of Evergreen something

Speaker 11: like that. Why are we using a handrail? That's my question to you Lucille.

Speaker 18: Onyx anticipated was there and you not only on Earth

Speaker 11: Lucy like, you know, I totally believe you that's all I can say and so I'd like I for one would like to re-evaluate this or we think this a little bit and say this is an important property historical

property and I'm not convinced that that's just the best way to

Speaker 1: go a Christopher also keep in mind. This is not your

Speaker 9: traditional.

Speaker 1: Vehicular
Speaker 9: guardrail that they're proposing it. I put the detail on
Speaker 1: ice. Nice wooden.
Speaker 11: Yeah. Yeah. It's a nice wouldn't it? But Adam it's still a guardrail slice
Speaker 14: and dice it. It's a
Speaker 11: guardrail that really isn't acting as a guardrail. It's acting as a demarcation structure. Not a
Speaker 18: guardrail. Yes. I also
Speaker 14: think it's putting more of an
Speaker 11: accent on parking Less on the cemetery. For example, that guardrail is really
Speaker 14: accentuating the fact that all of a sudden this
Speaker 11: is parking as opposed to you know, this is a reverend space. And you know quiet space and
I think that would be accomplished by a different means that a
Speaker 17: guardrail.
Speaker 18: Papa
Speaker 3: it's very hard to understand what you're saying right now.
Speaker 1: Not sure if you're speaking directly
Speaker 9: into the microphone Lucille. It's just a little garbled.
Speaker 11: You
Speaker 3: sound like you're underwater.
Speaker 8: That would be me.
Speaker 17: Well,
Speaker 1: well at this point Christopher, we don't have any public comments. No one has
Speaker 9: emailed in on this application. You
Speaker 1: can close the hearing you can't act on this tonight. Anyway, you have to have a 10-day
waiting period so we'll put this on on the next
Speaker 9: agenda unless you want to continue. Some this
Speaker 11: issue. Well, I mean Adam what I'd like to say to my other
Speaker 3: planning board members is
Speaker 11: can Michael Steve Jim Larry? Can you hear me?
Speaker 12: Yeah, but yes, absolutely.
Speaker 11: What I'm getting at here is there is a there is a
Speaker 3: guardrail installed here.
Speaker 14: The guardrail was and Lucille and I want you to hear me to lose
Speaker 11: this guardrail wasn't solved but it really doesn't act as As a guardrail it's acting as a
Speaker 3: demarcation line between the
Speaker 11: cemetery and property so
Speaker 12: it's so
Speaker 11: ludicrous. Is this the best way to demarcate the cemetery. I don't think it is and since they're
doing this renovation. I think that would be a more attractive
Speaker 4: long-term.
Speaker 14: Way to demarcate the cemetery from the parking then a guardrail
Speaker 11: that's offset from the parking lot. You have to drive over the curb and keep going to hit the
Speaker 12: guardrail. You know Chris, maybe maybe an alternative to a guardrail would be kind of a
low, you know, maybe 18 inch decorative been something like that to just you know, takes away that
edge of highway looks and puts more like, you know a demarcation between the parking lot in the
summer Terry and a decorative format. I don't know that the cost of that would be all that different that
correction new car.
Speaker 1: That's essentially what they're proposing Larry Well
Speaker 12: it Well a Chris is calling in a guardrail from the picture. It looks like what I could see it

looked like just a you know, a 2x8 going across some post, but I could be

Speaker 9: wrong gotten that's accurate.

Speaker 12: Okay. So what I'm suggesting I'm just making this up. Maybe it's not the right thing. I'm not a landscape architect, but you know, maybe a low-level, you know white picket fence. Or something like that. Just but idea.

Speaker 3: I mean, I don't know if that's the right thing either Larry. All I'm getting at is I feel

Speaker 11: like to use a

Speaker 14: guardrail because it's been there. I'm teen

Speaker 3: years when we have an opportunity to renovate this parking lot. It's before

Speaker 4: the park planning board. This

Speaker 3: is an opportunity for st.

Speaker 14: Stephen's in the town of North Council

Speaker 3: will come together and create a better better visualization of better. Parking lot then what was premise

Speaker 17: before?

Speaker 12: You know what Christopher, this is Jim. I don't I think the guardrail at least a detail. It's going to be in kind just being replaced in modernized. I think if it's I understand was heels point about them trying to manage to a budget and if it's if it's you know low to the ground and if it's finished or stained appropriately, you know, it could and it is natural wood you may Not necessarily be visually objectionable, you know, right they're trying to create some sort of, you know, cost effective separation between Vehicles parking perpendicular and the the lawn cemetery plot behind

Speaker 4: it.

Speaker 17: No,

Speaker 12: she's shorter than creating a much more substantial structure. This seems to be a you know, it's replacing what is worn out there

Speaker 17: now.

Speaker 11: When I'm thinking I just think it's not the

Speaker 3: best the best material for this

Speaker 4: demarcation.

Speaker 14: Yeah, I'm just putting it out there. I'm just putting it out there. Just don't think best material for this demarcation. I can't imagine another site plan. We where we would

Speaker 3: say to somebody look put a guard rail there. You know. I just I don't see a thing.

Speaker 11: I think I think I would be

Speaker 18: Lucille.

Speaker 1: I believe she said that she'd like to see or would you approve of a curb

Speaker 9: plus the guardrail? Is that correct Lucille?

Speaker 11: Can you repeat that please? What don't you want to

Speaker 1: see whether you would permit them to install the curb

Speaker 9: plus the guardrail wood fence that they're proposing.

Speaker 14: What what is that? How is that different from the existing plan from the proposed

Speaker 1: plan? I believe the proposed plan doesn't have the

Speaker 3: curved curved right all the way down, right? Okay. I think the curb is an improvement for the whole project. Okay. I think the curb is a significant Improvement for the whole project. It just brings me to the point where once you put that curve in for the whole project why then you need

Speaker 11: a guardrail. That's that's my question.

Speaker 14: Why is that beneficial to st.

Speaker 11: Stephen's? Why is it beneficial to the

Speaker 3: historic?

Speaker 11: Why is it beneficial to the cemetery? That's a little lost

Speaker 17: on me? Repeat what you said?

Speaker 3: Adam can you repeat what you

Speaker 9: said? I didn't hear what Lucille said. Could you really

Speaker 19: think she was asking for the for the room s the rest of the blades input

Speaker 14: but I thought and I would like that

Speaker 4: too. You

Speaker 1: guys clear that Lucille asked if the board the rest of the board would

Speaker 8: weigh in. Sure, who's up?

Speaker 17: Sounds like you Steve.

Speaker 8: Okay. Thank you Mike. All right. My first thought is I'm not as I don't have quite the objection to the guide rail. I don't think it's prevent cards. It's just more of a guide rail a demarcation point that Chris has I do think though because it is a 2 by 8. Structural member which is one and a half by seven and a half ten foot span. I do think that that's going to whip and Bo I would I would much prefer to see to be honest with you accentuate it if you're going to do it at all and do like a 4 by 6 or 4 by 8. It's a little more chunky. Perhaps the post can be a little closer together. It'll look more more aesthetically pleasing if it's a little more substantial to be honest with you. Not not so thin in with and a half inches is 10 feet. It's going to it's going to it'll tend to warp. I also think a curb would also be I would do what Lucy was mentioning and do the curb as well. Perhaps soften it with summertime grasses, perhaps in a behind it if you will anything lighter than that will also be detrimentally affected by plowing snow when you when you pile up snow and ice against anything less substantial it's going to The paving in any any structure so that's something that's my two cents. I wouldn't mind seeing it a little more substantial as far as the horizontal aspect of it. The vertical of the post is probably find whether you want to keep them at eight feet or 10 feet that remains to be seen but a 4x6 or a 4x8 will be when we will be more substantial and aesthetically pleasing. Plus the curb.

Speaker 17: I'm

Speaker 8: out.

Speaker 17: Just a thought. next Michael

Speaker 11: Jim Larry

Speaker 8: I don't really have any particular Insight that I think to add what I rather see a stone wall, you know separating the parking spaces from the

Speaker 9: cemetery sure,

Speaker 8: but I'm reluctant to impose that kind of cost on the church. So I think wiser heads have already weighed in on this issue. Mom is boring.

Speaker 12: You know, I think I sleep Steve raises a good point in that, you know during the winter months, whatever you put there whether it be just guardrail whether it's as long decorative plants, whether it's plantings know what's really going to hold up with you if you have to plow, you know snow up against it. So maybe something that can stand the test of time I'd

Speaker 17: be done in there.

Speaker 14: I just want to put laughter Lucille. Maybe Lucille can answer this question. What is the offset between Lucille? What is the offset

Speaker 11: between the

Speaker 3: guardrail and and the proposed curb if we want to put a curve along the entire length dry do agree with you know, I agree. That's a good plan. If we would put a curve on the entire

Speaker 11: length. What is the what is the

Speaker 3: offset between the curve and the guardrail

Speaker 18: please?

Speaker 11: Lucille you're telling me and I'm again

Speaker 14: of your very different understanding. I'm sorry to say that as I love to hear what you have to say

Speaker 11: your where 18 inches between the

Speaker 3: proposed. What would be the proposed curb and the guardrail

Speaker 11: so that 18 inches is really where chorus might overhang the curb for example, you know, they would be if simple

Speaker 14: someone on the back end or pull in there. The front tires could go as far

Speaker 3: as to curb and then they might overhang before they

Speaker 14: hit the guard rails that the

Speaker 17: idea.

Speaker 11: So people are in that case people would walk along

Speaker 14: the Maple Avenue. They would walk on Maple Avenue as opposed to walking

Speaker 11: between the car and the

Speaker 4: guardrail. Yes. Yeah. Okay. So

Speaker 11: again I say again I say I don't see the reason.

Speaker 14: I will putting this

Speaker 11: structure which is a guardrail up. It's

Speaker 14: not demarcating

Speaker 11: pedestrians. It's what I don't see it

Speaker 1: as it is from the graveyard Christopher, right? So you got

Speaker 14: the yes, you're right. I do see ya a little bit from the point of view that someone could walk

Speaker 3: behind their car and the graveyard then

Speaker 11: they'll if but another

Speaker 14: structure whether it be a line of bushes

Speaker 11: or a wall. That is right. Right

Speaker 1: we need for you do not want Vehicles tragically to

Speaker 11: okay, I think that

Speaker 14: we don't want vehicles to go over the curb and continue

Speaker 3: driving. Okay.

Speaker 19: Another idea out there for you. It may be to consider and Lucille. I don't know if the church would be amenable to it. But maybe is a middle-of-the-road Steve makes some good points about the the span of the rail itself. What if what if they were to do timber just the timber posts space them a little bit closer and act as a Timber Bollard along the curb line. You could space the maybe say a six foot apart. They don't have to be too high. And then that would also allow visitors to the graveyard the walk through rather than having to step over a rail. You still get the separation you get the protection from parked Vehicles you get some delineation between the two but it allows for some pedestrian access while providing a delineation and protection from Vehicles parking in the area. with or without the

Speaker 17: curb Okay.

Speaker 19: They have to be spaced, you know fairly close. Like I said, maybe six feet apart so a car couldn't fit between them, but maybe maybe something along those lines as a another option for you to

Speaker 17: consider. Okay,

Speaker 1: I think that's a very good

Speaker 9: compromise.

Speaker 11: I mean on that on that

Speaker 14: thought the curve would be the entire length of the proposed

Speaker 19: parking. I would think so and then just Timber Bollard setback behind it, you know a couple of feet I would say at least two feet. So you have room for the bumper out overhang but it looks like on their proposed plan. They were probably four or five feet back from the curb.

Speaker 3: I mean, I'm

Speaker 14: okay, but looking at that. I just don't understand why that's beneficial to the church as well

all that

Speaker 11: costs money

Speaker 3: for and I'm sorry I'm digging my heels in here a little bit all that

Speaker 14: costs money as opposed to something. That's a

Speaker 11: little bit.

Speaker 3: Or Reverend little

Speaker 11: older perhaps like a stone wall or something like that, which is more in keeping with the character of the cemetery. Then a really nice park way we came off. I'm retaining wall.

Speaker 3: Yeah, I agree with that as best. I could understand you.

Speaker 1: We're trying

Speaker 3: we're trying. Yeah.

Speaker 18: I don't know

Speaker 17: what

Speaker 3: I'm not going to I'm having a hard time

Speaker 14: understanding what you're saying. It was still

Speaker 3: so much. I'm just saying if it

Speaker 14: makes sense now Lucille you heard what we had to say. Does it make sense to just roll this over to the Lucille? It's

Speaker 11: just some more some

Speaker 3: more reflection that you can do on this plan and bring it to us again next

Speaker 4: time. Christopher this

Speaker 12: is just just trim a second. I'm sorry just you know, we were talking about the reverence in that you know on Mabel looking at Google Earth on the right hand side in the park is a it's a cont'd so it's a very similar style

Speaker 4: fence. You're right Jim the

Speaker 9: show that before. Yeah,

Speaker 12: I'm sorry Adam. I didn't hear you

Speaker 1: when I was sharing the Google

Speaker 9: Earth screamed a show that

Speaker 4: work.

Speaker 3: Yeah, I agree gym

Speaker 14: again. I'm not you know, I'm not trying to be obstinate. I'm actually trying to be

Speaker 3: proactive here for a very important application and I don't disagree with what you just said Jim. I it's

Speaker 14: just there's a difference even between the right side of Wampus Brook Park

Speaker 3: where there's a stream and an

Speaker 11: elevation change and substantial I can see

Speaker 14: where the guardrail is playing an

Speaker 3: important role on the right hand side is your coming.

Speaker 14: I'm 22 approaching

Speaker 3: 128. I think the guard rail on the right hand side has a functionality there as the guard rail with a curve when you put a curve in this parking

Speaker 4: lot parking line.

Speaker 3: Once you put that curb in I'm not convinced that the guardrails actually serving the functionality of a

Speaker 11: guardrail and it's serving more than

Speaker 3: role of a demarcation point

Speaker 11: and typically we wouldn't look to a

Speaker 14: guardrail. Rail to serve

Speaker 11: it to produce just demarcation. Typically, we would look for something better than that. That's how I see it, especially on a cemetery and st. Stephen's

Speaker 17: church.

Speaker 9: The board in the direction we can give to the applicant then that we're looking for the Bollard solution is that we're divorced comfortable

Speaker 12: going.

Speaker 17: Chris can you hear

Speaker 13: me? Yes Steve.

Speaker 8: Are you? Adverse to just you. Just looking to soften up the the general view. What if you just did a curb with some again seasonal plantings that oh, just come back every year like the grass is I was saying why you just you just looking so it's very little little to no maintenance dose off it'll soften up the look if safety is not a concern the curb should suffice to that. And maybe just soften up the whole look. Is that what you're trying to do?

Speaker 11: See if I mentioned that before and I agree with that thought for a moment Adam chimed in when we said that and he was concerned I think rightfully so perhaps over the incredibly

Speaker 14: remote possibility that somebody goes over the curb and they drive into the

Speaker 11: cemetery and I get think it's incredibly remote, but that that would be you know, No, the

Speaker 14: point of putting let's say a stone wall

Speaker 3: to prevent someone from just driving into the

Speaker 11: so right. All right, I mean if one would argue for demarcation, I don't think that's a bad argument. I can understand why you'd want to see Mark 8 between the

Speaker 3: cemetery in the parking lot. I'm arguing that

Speaker 4: you know, a,

Speaker 3: you know, a Southern State Parkway really nice look. A guardrail is not the best way to

Speaker 12: demarcate it. Right, I understand. You know another thing, you know, we're going around and around - but another possibility if you if you want to try to compromise on the tube, you put the plantings and somewhat like Steve talked about talked about but you can get and also lay out every I don't know six feet or so very large Boulders that can have a very nice look to them and you enter into space. Start with plan things. So then you have the plan things you have something that should prevent an accidental car, you know car going over the line. That's where we're going. I think the build to build a stone wall there having built 430 feet in front of my house. I got to tell you that that's that type of thing, you know, especially for this church could be very expensive. So I think you have to be careful about a stone wall in the cost of the stone wall.

Speaker 11: You know, I think that's up to the landscape architect to indicate. I understand that

Speaker 14: stone walls can be expensive. I've also built thousands of linear feet of

Speaker 3: Stonewall. So, I mean, I know that what they

Speaker 11: cost but you know, it can be done and I would say I would rather put that back in the court of the landscape architect to

Speaker 3: come up with a plan that is better than the proposed plan. That's all. I mean, I don't want to tell her but Boulders and plan.

Speaker 11: and I just want to say to the

Speaker 3: planning board that I think that a guardrail is not the best

Speaker 14: way to demarcate the

Speaker 3: cemetery from the proposed parking and I'm in favor of a curb for the entire

Speaker 12: length. So in the curb would have the effect of like bumper blocks. You just want to be able to know when it's it should not go any further. That's all you're asking for

Speaker 1: trying to respond to that. Did everyone hear that

Speaker 3: could not make it out for my life Adam?

Speaker 1: Okay, Lucy all said that it really is trying to prevent

Speaker 9: vehicles from entering the graveyard right a

Speaker 17: barrier.

Speaker 11: But the full curb the full curb length, I mean it would take a terrorist to go beyond the curve

Speaker 3: length, Adam. You'd have to be a terrorist to

Speaker 14: want to go beyond the curb

Speaker 11: length. I mean that's not reasonable to

Speaker 1: expect plant in

Speaker 17: half first.

Speaker 18: I think I did.

Speaker 9: Okay. Well look I

Speaker 1: so Lucy over saying that she'd have to talk to her

Speaker 9: client leave about what what the next steps are. I don't know if we're going to solve this. It seems nice. I need to talk to the church find

Speaker 1: out their budget is

Speaker 9: explained in the board's concerns. It's

Speaker 1: deal. I think you've got a good understanding of where the board's

Speaker 9: going or what their concerns are,

Speaker 18: right?

Speaker 9: Okay, let me relay that so she was

Speaker 1: saying a wall would require footing. And they're very

Speaker 9: concerned about extending into the graveyard itself doing any work

Speaker 11: there again. I Adam I understand that. I totally appreciate that point.

Speaker 3: I just want to say to you that an 18

Speaker 14: inch or 24 range

Speaker 11: footing wall with 18 24 inch footing plus a wall.

Speaker 3: This is a very important project in town a very important property in town and

Speaker 11: how that At wall gets the market. It could be significant for the next 100 years plus. Okay,

Speaker 14: this wall could last or whatever this demarcation is could be here for the next 100 years in this town and I think how we address it now is very

Speaker 4: important.

Speaker 17: Yep.

Speaker 1: Well that will be up to the CEO. Last is the board going to close the hearing

Speaker 9: that that's that's up to the board on how they want to do it. They cannot take action Lucille because we received advice that we have to have a 10-day written comment period

Speaker 1: for any online

Speaker 9: meetings, so they no. ER what they can't they can't take an action tonight

Speaker 1: Adam. How could they closed the public hearing? I think the board is asking for another submission is agreeing with Roland. I'm just laying out what

Speaker 14: agree with Roland. I think

Speaker 11: that to close this would be unfair

Speaker 3: to both the

Speaker 11: people who may disagree with

Speaker 14: us. I mean on the other hand, I want the people who disagree

Speaker 3: with the planning board of disagree with me. And in this case to be able to speak

Speaker 11: their mind. And I wouldn't want to exclude them from being able to being able to speak their

Speaker 17: mind.

Speaker 9: Lucille said she just wanted to understand the

Speaker 11: process. Okay, Lucille Lucille. I

Speaker 14: would personally just as 105 I would prefer to keep this public hearing open. I would love to hear from you again. I would love to hear from you again in a real meeting. I pray and I for one would like to keep this open only

Speaker 11: because I want what's entirely best for the churches of st. Stephen's in the town of Castle and I'm not convinced. We're

Speaker 18: there yet.

Speaker 1: She said she can appreciate that. No worries. Okay. Thank you.

Speaker 9: You want to someone should make that motion to adjourn it to the next year. I'll

Speaker 14: make a motion to adjourn the meaning of safety

Speaker 8: reasons. I'll second.

Speaker 4: All in favor.

Speaker 8: Aye.

Speaker 9: All right. Thank you Lucille

Speaker 14: Lucille. I said, thank you very much.

Speaker 9: Okay. Okay, bye-bye.

Speaker 1: All right. Just give me a minute to

Speaker 9: allow Peter.

Speaker 2: If the plans do change would they have to go back to the LPC?

Speaker 9: Yes. Yes, they would.

Speaker 3: I'm pouring a Seltzer. Not a beer.

Speaker 16: Looks like a gin and tonic to me

Speaker 3: out of here, right?

Speaker 2: So he's connecting you want me to read the next public notice.

Speaker 3: Oh, yes lovely. Lovely Val

Speaker 2: notice is hereby given that the north Council planning board will hold a public hearing on line at NC TV website and in our Mock and Banks valon, NC Cablevision 18 and Verizon Channel 39 and Mark White Plains a Monday, April 13th, 2020 at 7 p.m. Im or soon thereafter when any person may be heard in favor of or against the IBM parking lot and many cyclin application the project proposes the reconfiguration of the existing parking lots a through F removing the narrow landscaped Islands between the locks and resulting in a hundred and fifty two space increase from 1263 spaces to 1415 spaces other improvements include pedestrian access improvements and Epic calming considerations. The property is located at one North Castle Drive and known on the North Castle tax maps as section 108 .03 block one lot 62 public comments can be re can be submitted to the planning at North castle and line.com during the meeting received comments will be read aloud include a telephone number in your comment. If you would like to provide verbal comments to the board during this meeting by order of the north Castle planning board. Mr. McCarthy. Chairman, all paperwork is in order for this application as

Speaker 9: well. Thank you and Christopher at this point. We do not have any written comments.

Speaker 11: Thank you.

Speaker 20: I'm going to share my screen. If you don't mind just to walk you through the project real quick. I think Valerie covered most of

Speaker 17: it, but

Speaker 20: just for the benefit of anyone

Speaker 1: watching. That's great. Thank you Peter.

Speaker 12: You're quite welcome.

Speaker 20: Again. This is the IBM site North castle

Speaker 15: one North Castle Drive. It's 80

Speaker 20: 1.6 acres.

Speaker 15: And this is just go back one one

Speaker 20: page. This is the existing condition plan.

Speaker 15: There are six lots lots of

Speaker 20: a and b

Speaker 15: or to the right And we'll call those the South

Speaker 20: lots and then C D E and

Speaker 15: F or to the left. We'll call those the north lot. So

Speaker 20: I BMS really been struggling with utilization of the

Speaker 15: building and available parking as this board knows and I think Valerie described it very well. What we're proposing to do is get rid of the narrow. Landscape

Speaker 20: Thailand's

Speaker 15: and replace those with conventional islands and that results in a hundred fifty two additional parking spaces to offset the loss of landscape areas. We're proposing porous Pavement in lots a

Speaker 20: c d e and

Speaker 15: f and we're also proposing crosswalks. For pedestrians

Speaker 20: now we did receive a couple of rounds of comments. We received comments from the town engineer

Speaker 15: and Keller sessions and we responded with

Speaker 20: this submission to those comments. Most of those

Speaker 15: were technical they picked up some information on Swift that they needed more clarification or more calculations.

Speaker 20: So I believe and I won't speak

Speaker 15: for Joe, but I believe that those comments are an order

Speaker 20: with the exception of the testing

Speaker 15: which to avoid disruption to the parking lot. We'd like to do closer to

Speaker 20: construction. I know just for just to bring it up. The porous pavement has its own drainage system under it if we find that the soils are terrible which we don't Expect them to be but it's imported fill. So you never know. We could always bring the drainage layer up in elevation and

Speaker 15: and create water quality by means of a

Speaker 20: permanent pool within that porous

Speaker 15: pavement section.

Speaker 20: So I think the testing is

Speaker 15: important, but I think there's more than one way to skin a cat and we're not 100% reliant on the soils.

Speaker 20: We also

Speaker 7: So

Speaker 20: received a round of comments from

Speaker 15: the another

Speaker 20: town consultant

Speaker 15: and that is a FP Clark hard to see in Hanover and

Speaker 20: they had some recommendations regarding

Speaker 15: crosswalks and what they're

Speaker 20: recommending. There's there's other things

Speaker 15: here clarification,

Speaker 20: which we could go over both what

Speaker 15: they're recommending is

Speaker 17: let me just get to my comment bar here.

Speaker 20: What they're recommending is an additional crosswalk in this area.

Speaker 12: I'll make that nice.

Speaker 15: And a crosswalk in this area.

Speaker 20: So we had a lot of discussions with IBM both prior to this

Speaker 15: memo and after this memo and

Speaker 20: we came up with a couple things one is with respect to the northern

Speaker 17: Lots.

Speaker 20: I think we could accommodate a Bird pedestrian walkway without losing any spaces the end Island would be a little bit smaller in width, but I think you know that offset is is worth it the locks see through f are the most heavily used Lots on the site. So I think it's something that IBM is willing to do and happy to do with respect. To the the South

Speaker 15: lots

Speaker 20: that would result in a loss of 12 spaces which takes us from a hundred and fifty two spaces to a hundred and forty spaces. So we're getting further and further away from

Speaker 15: the goal of maximizing the parking right? So

Speaker 20: the the South lot I think the be lots people have access to a site. Walk that's located near the center core of the building. Anyone who Parks into a lot is basically walking down the steps to the lower level on the south side of the building. There are no entrances from the main entry to the south on the

Speaker 15: front of the building. The

Speaker 20: entrance points are the

Speaker 15: will call the birdhouse and also there's an egress door. Or there's an entry point to the north of

Speaker 17: that

Speaker 20: and I'm happy to answer any questions at this board might have or clarify any other FP Clark item one of which is the trailers here at the loading dock are

Speaker 15: gone that was during the

Speaker 20: previous construction phase

Speaker 15: when the survey took place, but those trailers have since been removed.

Speaker 1: I think Peter is hit the the major issue. That the Board needs to weigh in on you were concerned

Speaker 9: about this issue last time and we had sent it to Travis Consulting for the report. We see the report and have their recommendation. So the board. Yes, they can weigh in on this how you'd like to

Speaker 17: proceed. That's probably the biggest open issue if you have it.

Speaker 11: Adam can you just can compute get away for a moment FP

Speaker 3: Clark's recommendations versus where IBM is that

Speaker 1: Peter Clan right here is very good. This comes from

Speaker 9: the Clark report that was included

Speaker 1: and everything in red is what Clark

Speaker 9: had commented on and recommended. It seems that what Peter is

Speaker 1: saying is that they'll do everything here

Speaker 9: - The crosswalk he was talking about in the southern lot. Is that correct? Is that a fair statement Peter?

Speaker 20: That's correct. A lot of these things like the ramp connections

Speaker 1: Rose are already on the new plan. This is an older plan

Speaker 15: will provide the crosswalks. I think we could cover everything.

Speaker 20: There are no crosswalk to at this disused circles. There are no crosswalks here and they say remove crosswalk. I'm not sure what that means but

Speaker 15: No crosswalks here. So we might have to have a conversation with that but

Speaker 20: we could do everything

Speaker 15: with the exception of the Southern crosswalks the southern pedestrian

Speaker 17: walkway, right?

Speaker 11: Pete can you just

Speaker 14: also I got a little lost in FP Clark's versus

Speaker 3: you in terms of the the number of

Speaker 14: Van handicapped spaces.

Speaker 20: Perfect. So that was a common also from Keller that the last meeting and it's a valid comment. We went back. We looked at the New York State a decode and a national a decode and the number of Van accessible space. needs to be one in six so we do have the appropriate number of Van accessible spaces the other point is that the parking

Speaker 15: that the handicapped parking in this area

Speaker 20: remains most you know to the most part unchanged from its existing

Speaker 15: condition we're restriping that's correct but we're

Speaker 20: really not

Speaker 15: moving them or relocating and we're going to put new signs in the signs that are there

Speaker 20: or you know inconsistent and Faded so we'll put new

Speaker 15: signs and things in there but we're really not changing the parking but is

Speaker 20: as it relates to the

Speaker 15: number of required van accessible which is the 8 foot wide Space versus the spaces where showing its 1 in 6

Speaker 4: okay thank you

Speaker 19: let's be just to be clear though that comment The the 8-foot aisle in the input space comes from the town code. Okay might be something we need to discuss with the building department.

Speaker 12: Hey Peter, a quick question all the way in those southernmost end of The Lodges and short cause Hawk goes about a drag not the big duck

Speaker 15: along the shore. I got you. I know exactly what I'm doing or not. You were talking about I think this crosswalk here.

Speaker 12: No to the right in red in Red. So let's consider

Speaker 1: walkway. Yeah, I think you're trying to go here.

Speaker 12: Yeah what you're thinking of that.

Speaker 20: Well, I'm not sure what that This this is kind of a rock outcrop area. I'm not sure what else is there, but I mean we could look at that. We could look at a crosswalk there really is not at a convenient location. It really only helps out these few spots

Speaker 15: down here. I would say

Speaker 12: everything for the north of that. We just walk straight ahead and go down the stairs and

Speaker 20: there's a small there's a

Speaker 15: dropped. Urban ramp here. Honestly,

Speaker 20: there's no 88 parking here. There's really no APA

Speaker 15: entrance from here.

Speaker 20: So that's why they're all on the

Speaker 15: North side. But

Speaker 20: I mean, it's no different than your Home Depot or Costco parking lot. There's not very many

Speaker 15: crosswalks there

Speaker 20: now. We'd like to

Speaker 15: think that we're doing a nicer parking lot. They know, you know commercial retail Park. I can lat it's more of a luxury office building. So we do think these amenities are important and we'd like to accommodate the town to any degree. That's practical.

Speaker 20: We could look at the
Speaker 15: crosswalk on the far,
Speaker 17: right?
Speaker 12: Well, it's just a thought if you're considering eliminating, you know, the major, you know, the major crosswalk to the to the north of that and you may be right. It may not be may not make sense. Like it's hard to tell just sitting here looking at a plan.
Speaker 20: I mean, I think that's something we you know, we could
Speaker 15: consider an accommodate.
Speaker 12: I don't know Joe. Did you did
Speaker 18: you have any thoughts on
Speaker 19: that? Shorter section of walkway. I really I tend to agree with Pete for the for the was it maybe two dozen cars. I think they can walk through the remainder of latte. I would like to see the that was also one of our comments the the two additional crosswalks between Laden's A and B, and then
Speaker 17: it seemed
Speaker 19: C&D C&D weird EEE.
Speaker 17: Are you
Speaker 20: referring to this? Walk Joe?
Speaker 19: Well that one and would you think of greed to install but also the the other one to the right
Speaker 20: between Los Angeles there's a walk. There's a walk he let me just
Speaker 17: highlight.
Speaker 19: The more fun I think we're I think we're set on right. I see the the other to walk the walk away as you originally prove
Speaker 1: provided. Yeah, and then there's there's one more that we're
Speaker 20: proposing and then there is a
Speaker 15: walk here right as well. So I
Speaker 20: think it's not what the third walk installed. It's really not too dissimilar
Speaker 15: from the existing
Speaker 17: conditions. I was
Speaker 19: talking about the lat Lots A and B the outside yeah no I think we're all in agreement here with the additional walkway there between Lots C and D but I tend to agree with Clark and that was just like I said one of our comments as well to have that still walkway between Lots A and B I think would help break up the mess of a lot and provide some relief for people walking from their cars up to the building so they're not attending to walk through a drive
Speaker 17: while
Speaker 20: yeah I mean I just don't know where the you know our goal was to get them 200 spaces
Speaker 15: and there was a lot of discussion on the Northern Lots
Speaker 20: being too long and the cars would have to Traverse the entire parking lot so we added another
Speaker 15: Drive aisle back
Speaker 20: and that that we lost 50 spaces doing that and you know so that kind of gets them like You know, okay, it's still worth the cost. We're getting a hundred and fifty plus spaces, but when I spoke to them about this and saying there's no Islands to steal
Speaker 17: from here.
Speaker 20: So when we spoke about
Speaker 15: that they were you know, really starting to question whether you know, if they're going to spend the money on it and only end up with a hundred forty spaces, you know, whether it's worth it to them.
Speaker 20: Mmm, I mean it's worth it in a sense that they need more
Speaker 15: spaces. But

Speaker 19: you know, why does that existing Island now? That's there. Is that about 20 feet?

Speaker 15: Let me just go to a different PDF.

Speaker 20: They're very very

Speaker 15: skinny on me.

Speaker 19: Look at that particular, I think wider than the others on the

Speaker 17: site, right?

Speaker 4: that walkway is

Speaker 20: Right, so we're well, that's how we're gaining. The space

Speaker 19: is. Oh, no, I understand. I'm just wondering how wide that is and what you would have left in an island. What did you do? You added two stalls to each each Bay of

Speaker 17: parking.

Speaker 15: I wish I could overlay them.

Speaker 20: So we did a couple things which are worth

Speaker 15: consider discussing

Speaker 20: So currently

these

Speaker 15: Lots

Speaker 20: I don't like the operation of a car would pull in and let's say they came in.

Speaker 15: I'll draw it as a

Speaker 17: polyline.

Speaker 20: Let's say it came in like this. They hit a dead end and there's just some striped spaces.

Speaker 15: So they'd have to get out this way. They couldn't turn right they'd have to turn left. And

Speaker 20: so what we did is we basically maximize the spaces. I think we've added one two, three

Speaker 15: four.

Speaker 20: So from the light post I'm going to put the next one, but if we count from the light post which have these four bollards around

Speaker 17: them. one Three four

Speaker 20: five we've added five spaces to each one. So if we go to the

Speaker 17: next page

Speaker 20: you could see that we cleaned up. So when someone comes in they can navigate more freely through these islands now, we're not touching lot be so you still

Speaker 15: have that awkward cross-hatching but we've added 1

Speaker 17: 2 3

Speaker 15: 4 spaces to where the islands.

Speaker 1: now Peter how wide are the proposed Islands the end cap

Speaker 20: those islands are probably five feet

Speaker 19: so to be looking at your your drawing as d2o to the layout plan it shows it says the islands are six and a half feet I don't know if that's you know inside of curb to inside of curb or a car outside to outside

Speaker 15: all right this is a

Speaker 4: to pull the museum out a little

Speaker 17: bit

Speaker 1: What is the easy answer be just a convert that to a walkway and get rid of the plantings

Speaker 20: right with his kind of a we could do

Speaker 15: that. We could definitely do that

Speaker 1: and then you'll be one side of that drive planted. You know, it's not ideal

Speaker 20: but The only thing that I worry about on that is that you you don't have any

Speaker 15: protection from the main Drive aisle

Speaker 1: are thinking be curved no

Speaker 19: would have people what if you did a four foot walk and then headed it be a two and a half foot end cap along the drive oil.

Speaker 20: I mean, that's something we could look at

Speaker 19: you don't lose any spaces you provide the protect. I understand that, you know, you wanting the end caps there, but maybe that's a middle-of-the-road solution.

Speaker 1: Can you go over that Joe? What do you recommend? It?

Speaker 19: Just you see the in the right

Speaker 6: plan. This is

Speaker 12: a yeah.

Speaker 19: I can I can't

Speaker 20: grab what I think you could take control

Speaker 15: Joe.

Speaker 19: I think if you

Speaker 15: approve.

Speaker 17: Okay.

Speaker 19: Can you see my cursor? Yes, I'm thinking is is this curb line becomes the right the one edge of a walkway that would be 4 feet wide in here and we can maintain the balance of this end cap it be about two and a half feet wide, but they would they would stay at the ends of each of the parking Bays as protection and some delineation for cars traveling down the main Drive. Have the walkway run the same detail run right through here and then maintain the parking.

Speaker 9: Yeah, I think that's the way to go.

Speaker 20: You look pretty similar to the islands on the left.

Speaker 4: Just a little bit smaller, right? Yep.

Speaker 9: Yeah, I think that's the best

Speaker 19: solution might work and

Speaker 12: accomplish the goal here,

Speaker 17: okay.

Speaker 20: So we will say and I think that's a great recommendation that we will

Speaker 15: you know, consider the walkway

Speaker 20: provided that we don't lose significant

Speaker 17: spaces.

Speaker 20: But I think I think we could do it. I think we could fit one in there.

Speaker 1: Everyone okay with that board. Do

Speaker 14: you want to leave a subset the revised

Speaker 11: plan is how

Speaker 14: does the board want to see the revised plan or do we want to leave it subject to the approval of the Town

Speaker 3: engineer? Because quite frankly I'm okay with leaving it to the approval of the Town engineer, but I'm asking

Speaker 1: the board seat Miss

Speaker 9: anyway Christopher

Speaker 1: because we have to have the 10 day. A written comment

Speaker 4: period

Speaker 19: speaks to these walkways. Yeah.

Speaker 14: So the way we're going to leave it is that there will be another resolution

Speaker 3: prepared for us to adopt at the

Speaker 14: next meeting.

Speaker 9: Yes, and you'll

Speaker 3: be hearing tonight

Speaker 4: Ken. Yeah.

Speaker 3: I'm the better. I'm amenable to closing the public hearing. You know, I'm looking for other board members to try me in now.

Speaker 12: I'm fine with that

Speaker 4: Chris. Jim

Speaker 12: are we allowed to close or do we have to adjourn it to the 10-day

Speaker 1: period close it we don't have any public

Speaker 9: comment is written in no one has so I don't think there are issues

Speaker 8: here and

Speaker 9: we've adequately described one minor change in the plans and that is consistent with the draft resolution. The board was

Speaker 12: damn, okay.

Speaker 14: motion to close the public hearing

Speaker 4: second all in favor. Aye

Speaker 3: so we close the public hearing. So the next thing now is to review to make a slight modification in the plan

Speaker 4: and will we

Speaker 11: see that at the next board meeting

Speaker 9: Adam? Yes.

Speaker 3: Okay. We'll see that the next board meeting but at that next board meeting there will be no 10-day waiting period because we've closed the public hearing you left the comment we can

Speaker 14: adopt the resolution.

Speaker 3: Next meeting because the 10-day waiting period is

Speaker 1: over. Yeah and a friend, of course, you'll be able to review any comments that come in during that time.

Speaker 3: Okay, but at least at their next at the next meeting these

Speaker 14: folks

Speaker 3: assuming that everything is kosher they we can adopt the resolution at the next meeting.

Speaker 9: I would anticipate that. Yes.

Speaker 4: Okay. Good deal.

Speaker 20: Okay, do we anticipate that the resolution is going to be similar to the draft resolution? That's before us

Speaker 1: the Vida?

Speaker 9: Yeah, it's going to be that resolution.

Speaker 15: Okay,

Speaker 20: so the deal went through it and I think we discussed most of the items. The only thing that I we didn't discuss

Speaker 15: and again, this is

Speaker 20: there's a project manager involved in. For some reason he's IBM jobs the cost estimate ends up being a lot

Speaker 15: higher than let's say a private, you know smaller development. So the fee I know we had at the last job which was 12 million dollar project. 3% of 12 million was was a pretty hefty amount. This is number four under prior to issuing building permit.

Speaker 20: So I would ask and we don't know what this is going to come in at we haven't done a

Speaker 15: detailed cost estimate,

Speaker 20: but maybe it's a fee that's reasonable with the town engineer. I know the code says 3% but on, you know, these larger projects that are not just parking spaces.

Speaker 15: The construction cost could be relatively high

Speaker 19: speed. I can tell you that you know, like you said that last project was a 12 million-dollar

project. We certainly weren't going to take \$360,000

Speaker 8: inspection fee.

Speaker 19: Let's see what the cost is on this first and we can discuss it. But this is I think more in line with a typical commercial project that we would see in town. But let's get the let's get the cost estimate we'll talk and I don't know that the board has to deliberate that we've worked out for the best. I don't know what your thoughts are rolling. But at the first step get the estimate together, we'll Take a look at it and we can go from there.

Speaker 1: So I think that's a good I think that's a good way to go.

Speaker 4: Okay.

Speaker 14: Okay. So let's get the estimate will proceed

Speaker 4: for now. Thank you. Thank you. Have a good night. Good night. Thank you.

Speaker 1: Okay, just biting Dan to

Speaker 9: come in here for Tedesco, which is on our agenda.

Speaker 4: Hello, Dan. You're doing Adam. Hear me? Okay.

Speaker 1: Yes. We'll be fine.

Speaker 4: Hello Tim.

Speaker 3: Hello everybody.

Speaker 1: How are you with your plans? Do you want me to share them or you're going to do it? I can bring them up. Okay. Okay, great.

Speaker 19: I think so any one of your shot.

Speaker 1: Okay, I can do it.

Speaker 4: I'm with you. Okay?

Speaker 19: I'm just going to turn off the web. I start our we need some other things to talk about

Speaker 9: first. No, you can

Speaker 19: start. All right the plan obviously we're here to talk about a site plan approval for a single-family house located at 1460 Old Orchard Street. We're accessing the property through an extension of the existing residents for Connie Tedesco were in allocate the house down to down the slope and just at the point where the grade breaks off each one. Hi. But I'm sort of house basically bitches in to the slope from the houses that had existing grade or thereabouts. And the rear of the house is just about it existing grade. That way we will be connecting to the sewer system out in the street near the low pressure system. We have a permit from the health department for Arjun our water system. And then of course, we just go to the plan now since we've got rid of that and there you can see the driveway there and you can see the house location. Let's see. What else did we do with this thing? We have a well permit this or permanent. We've designed our stormwater system and accordance with the subdivision approval which takes us up to the 100 Year storm event for

Speaker 4: medication.

Speaker 19: Nothing leaves the property with at least from the impervious areas without being treated

Speaker 4: first.

The

Speaker 19: house were looking at is a little farm or a colonial-style its footprint. 5900 plus or minus square foot house where the reality is that the square footage of the first floor or the footprint including the garage is something around 2,500 square feet and I thought it was important to kind of talk about that for a little bit because the 50 900 square feet thereabouts includes all of the garage includes the basement or portions of the basement at least a concludes the the porch everything about the houses in that number when the real he were stacking the first and second floors on top of one another

Speaker 9: and what he's talking about Dan is the difference between how we

Speaker 1: measure gross floor area and

Speaker 9: how people typically talk about

Speaker 19: agree with you I've just you know and we a lot of calls on that number I know I understand

where you're coming from with that but I needed to kind of get an explanation to them because those that were concerned on why they thought the number was so out of whack for comparison purposes Konica dispose house right down to property her Footprints 2,300 square feet all right now I don't know what her rose fairy is because I didn't go into that Designer all those repercussions well we're taking about 18 trees down in the process about 2,200 square feet 22,000 square feet quarter of an acre I half an acre or so of land will be disturbed to develop the property the grading in the driveways and

Speaker 17: so on

Speaker 19: And that's pretty much the presentation. I know this has been looked at a lot and I don't know much more to say about it. Other than maybe answer some questions

Speaker 17: for some people.

Speaker 4: Damn, I have some

Speaker 3: questions but board members is any other board member and ask them questions before I

Speaker 8: dig in? It's all your Crest

Speaker 4: in. Yes, God go ahead Chris

Speaker 11: then you know again, we received

Speaker 3: a compelling letter from mr. Burden. The the neighbor.

Speaker 11: I just want to can you

Speaker 14: highlight with a high moreover the lighter on the

Speaker 3: plan and will you

Speaker 11: able to do that you highlight

Speaker 3: borderline on this plan to his property. Are you able to do that?

Speaker 19: You know what? Those are some of the things I have not learned to

Speaker 3: do.

Speaker 4: It seemed like cursor though.

Speaker 3: Yeah, just see occur. So here's the property line the Comic-Con right? Thank you. Thank you Dan. That's good enough.

Speaker 11: So he's he's

Speaker 14: genuinely concerned about this property in the development of this property and

Speaker 11: his concern is that you know,

Speaker 14: and I think I kind of was Sent us a letter today and I'm not going to read the whole letter, but I'll just sum up

Speaker 3: some of his points. Some

Speaker 11: of his points was, you know, when he

Speaker 14: developed his home there was not an as of

Speaker 3: right to develop the home that you are developing here that your client is developing here. They didn't exist as an as of right. It didn't become an as of right more lessons of the zoning board of appeals approved it. So before that he didn't have to worry about this

Speaker 11: development. And now he's

Speaker 14: worried about it is kind of a

Speaker 3: curveball for him from the point of view that he didn't expect the zoning board of appeals to approve this property.

Speaker 11: So he has come to

Speaker 14: I think in his letters. I read his letter he's come

Speaker 3: to terms with the fact that this house is going to be

Speaker 11: built his concern now rests with screening between

Speaker 3: the house

Speaker 11: and his house and I know

Speaker 14: That in our last meeting we established that there is an

Speaker 3: elevation change more or less at the property line where it sinks to put planting in a valley

doesn't make

Speaker 11: sense. I think we kind of established that as well. My question to you Dan is what planting plan would be ideal for the

Speaker 14: from his perspective to ameliorate. Our

Speaker 11: eight this house that he could not have possibly

Speaker 3: anticipated that is being built. How can

Speaker 14: we ameliorate the

Speaker 3: impact of this house upon his house? That's my question to you Dan.

Speaker 19: I guess the first thing I want to say is that tedesco's never dreamed that somebody would have put a stream on their property until his house was built but

Speaker 4: that's another story

Speaker 19: what I'm proposing to do and it's been that way for quite some time as I'm right along where my cursor is. I'm putting at the corner of the property right in the corner of the house at the highest elevation between our house and burdens house six or seven Tall Pine trees are about eight foot is because you're trying to get any taller they're going to die before they take over but if you put them in at a 6 to 8 feet over, you know period a couple of years those things are going to take off and grow so that'll be supplementing the exact trees that are not coming down in that area and provide the screening between his house and our house. Of course, the location of those trees is almost 300 feet away from his home. So, I mean it's not like he's staring at a house that's in his backyard. It's a pretty good distance there. So the trees will help but they're not going to help overnight could take some time.

Speaker 14: Okay, Dan, I appreciate that. They're not going to help open

Speaker 3: a special white pines

Speaker 19: and well, they're green all year long you put a foot in a leaf bearing tree and in the fall, you're going to look at, you know, everything in the backyard

Speaker 3: any deciduous. No, I'm not sure why not another ever. I mean, that's more what about the other Evergreens in the area? What are the evergreens are more predominant predominant than Pines in that area? And I don't know the answer that question. I'm asking you. Well, I'm not proposing Pines Pines

Speaker 19: get very leggy and Whippy and they don't realize and they just don't really they provide a lot of screening because they grow quickly but they're very weak. What I'm showing is hemlock and I'm showing a couple of spruce in there.

Speaker 4: You're

Speaker 14: not showing Pine you showing him

Speaker 19: know everything I'm showing everybody that's why I It's called him everything because there's two or three different choices on my plant list and upper left hand corner there. You can see what I'm

Speaker 3: proposing. Okay, Dan. So if I look at that, if I look at that, they're not Pine. They're Evergreen this they're I mean, they're Spruce and Hemlock something else.

Speaker 19: Actually Dan. I think you got you got three of the hammock, but then you you're showing three white pines closer to the house and the spruces are in the front. I don't know if you want to maybe we'll flip them over.

Speaker 1: Pop

Speaker 19: those are trying to provide a range, but that's why I'm not a big fan, but they grow quickly and I just replaced it like vines with the

Speaker 4: spruce sure. That would be better not a problem glad to do so, we're going to

Speaker 14: swap out the the pines and put Spruce and

Speaker 19: instead. Spruce or something like that? Yeah, I won't put binary at

Speaker 3: them that would be better

Speaker 19: again. The pine were picked because they grow fast and that way the other stuff and round

the could catch up.

Speaker 4: But

Speaker 11: is there something more

Speaker 3: that we can do here that would improve this plan from the neighbors perspective.

Speaker 11: I think he has legitimate grounds to have. Some beef with the fact that he built his

Speaker 14: home whatever bought Built Homes home and he's living

Speaker 11: there and he never until he rightfully could not have anticipated this house. Is it possible that we can improve the screening in some way beyond your current

Speaker 3: proposal so as

Speaker 14: to ameliorate the

Speaker 19: situation I don't know if you're trying to drop a hint or not. Just the chairman, but we're not going to put anything on his property because then

Speaker 3: home no, no, I'm not.

Speaker 19: I'm just trying to understand what is going

Speaker 3: on. We don't have a lot of room back there.

Speaker 11: Well, I guess that's where I'm going Dan at the elevation before it drops down at the elevation

Speaker 3: before it drops down on your lot line. I mean, I love you a lot. but on your meat even on closer to your offset line is there room for more screening than the proposed seven or eight trees that's my question to you

Speaker 19: I'm just simple the simple answer is yes but the only way they're going to fit would be if you line them up and you know you don't make a fence out of trees you have to put them in like groups of three so they kind of stagger and they give you some depth when screening that way and I got it I got a pump system over there I have some drainage mitigation over there so you know there's not a whole lot of space and further away from the house I get obviously you know that I get down into a hole and they provide no screening

Speaker 17: what's work

Speaker 19: But I mean, I can't make the house

Speaker 3: disappear. Again, I'm asking, you know, I appreciate that. It's

Speaker 19: just want to respond as honestly as I can to

Speaker 3: is there something more we can do to ameliorate this

Speaker 4: situation.

Speaker 19: The answer. Yeah, we can put some more trees but I don't think it's going to do what he expects it to do because they'd be in a line. They wouldn't be

Speaker 3: depth. What do you mean by that damn? Well, because I'm not going to you know offer the world where those are

Speaker 19: right now. That's the edge of the

100 foot setback and the ground drops down from there get slower as you know,

Speaker 14: if he cursive can use your cursor, so can somebody who's that

Speaker 3: cursor to point out when he means

Speaker 19: please here's your here's your white. There's your edge of wetlands right there right setback, excuse me. All right, and then the trees are lined up right in here. They're stacked up in here not lined up. So the corner that is closest to bird. Is right where the cursor is but these are all stacked up and lined up in there in bunched and we can supplement that with some more but I mean, I don't know what that's going to prove.

Speaker 11: What about some

Speaker 14: some trees along the

Speaker 3: not everyone sings. Well, not everyone think

Speaker 14: Southeast the

Speaker 3: southeast are lying that Southeast line just above the cursor go just move the cursor along the side of the property along the side of the house go

Speaker 4: up a

Speaker 3: little higher. Yeah.

Speaker 17: Well

Speaker 19: can I do but we're not doing any work in their own or are trees there now suddenly

Speaker 14: can anyone see my

Speaker 1: cursor right now

Speaker 19: and I think there's some rock outcroppings in there as well. So I mean, you know, we're fighting that battle but bear in mind this is this is burdens house over here. So putting trees up here doesn't do anything for him.

Speaker 3: Okay, that's then.

Speaker 14: That's why I'm

Speaker 4: asking you.

Speaker 19: Yeah, what you know, even you know, Frank wants to cooperate but you know, there's a limit to what we can do

Speaker 1: and I don't think we want to take proposed undisturbed area and start start

Speaker 9: taking trees down and replant them. Of course. I'm

Speaker 1: right and that's the corner you were just talking about.

Speaker 14: Well, I mean, I think certainly changed the pine

Speaker 3: and Spruce

Speaker 14: is an

Speaker 3: improvement. But

Speaker 14: the other board members want to opine in here, please

Speaker 12: it Curtis. All right, that's a good

Speaker 19: a couple of

Speaker 4: weeks ago

Speaker 12: and my recollection when you stood where the house was going to be and you look you looked across to the neighbor there were you know these existing.

Speaker 17: Deciduous trees there.

Speaker 12: I don't know how many of those are coming now and you could clearly see his house and you can see the other neighbor's house. But you know, when you even when we are, you know is Ghost has North castles during the winter months. You can see a lot of different homes. Of course, it's ordering it and during the summer months all of that all of that foliage fills in and you know, the other homes disappear, so trying You know trying the screen, I guess the entire house, you know for the winter months. I'm not sure that that that makes sense. That sounds like what Dan is proposing to mediate leasing seem somewhat reasonable kind of all, right.

Speaker 3: Yeah, I appreciate that point Larry which is you know, but I don't think it's obligatory to screen house that we live in the suburbs not in the country. So I understand that point again, but I was getting at was that. sort of what could we

Speaker 19: simply do to improve

Speaker 3: or ameliorate the impact of this house upon the neighbor and I don't have the answer so it's looking for the board and the applicant to give me some improvement

Speaker 19: this will put some more trees in there I don't know what that number would be I don't know that you'd want to put them on a plan other than say maybe we're going to fix a number of trees because to show them on a drawing it may not be the best place to put it so I know Frank is not has no problem with putting a couple more trees in there in fact he's

Speaker 3: dead

Speaker 17: 7

Speaker 4: but it's already here

Speaker 3: then. What number are we at now? I

Speaker 19: think there's seven down there and there's six up in the front

Speaker 4: corner.

Speaker 12: And this is Jim and was there a reason why we're not planting behind the I guess the 100-foot drainage corset

Speaker 19: back online. When you say behind him me closer to the wetlands or away from them

Speaker 12: closer to brought to to the rear yard

Speaker 19: what sort of bird deposit grade drops off a pretty steep down here. There's about a 10-foot great change between the back of our house and the property line and you know, so that you losing, you know return on the height of the tree immediately and honestly, we wanted to stay out of the Wetland.

We designed this whole this whole building site was designed to stay out of the wetlands. So now to go in and put trees where there are trees already. I just you know, I don't think it's a benefit to anybody

Speaker 12: there. I don't know. What's appropriate if I don't know the health of the Vigor of the trees back there. And that's where I was

Speaker 19: when I follow you guys. The wrong tree will die in there to your right. I mean they get wet feet as they say they don't

Speaker 1: last but it's certainly undisturbed Woods there.

Speaker 12: Was that your comment before Adam about not going in and then re disturbing in

Speaker 1: there? Yeah. Yeah. Well

Speaker 9: more true even in the Wetland buffer.

Speaker 19: Yeah and to Dan's point when Jim I don't think you get your bang for the buck by planting down there. It's too low

Speaker 4: line. I agree with that

Speaker 19: Joe get the tips of the trees at best for a long time.

Speaker 14: As I

Speaker 3: said, we'll put more

Speaker 19: trees closer to the house if that satisfies. Mr. Burdon and makes the board feel more comfortable. We just can't say we're going to put them in a certain spot. We'll just admit that they'll be another three trees place between the property line in the house to supplement the seven that were already

Speaker 4: proposing. So

Speaker 11: Dan just to be a pain. How do we

Speaker 3: quantify that on the plan? How do we quantify the Front of that

Speaker 4: thought. Well, I

Speaker 19: thought why not show them on the plane and just add a note, you know final placement to be determined in the field with the town engineer or something to that effect. I can't live with that. I should live with that.

Speaker 9: Yeah way to go

Speaker 4: for the

Speaker 11: record. I

Speaker 14: called mr. Berman today to let him know that we would

Speaker 3: call him this evening during this meeting in case he wants to add any comments. And I felt it was important that if you wanted any comments, you should be able to so I think it's important that we call him and let him you know, this is a and

Speaker 4: his

Speaker 1: you want me to do that

Speaker 4: all please Adam. Yeah.

Speaker 17: Sure.

Speaker 1: Mr. Burdon, hi, this is Adam Kaufman. You're on with the planning board right now. Have you been watching this this application? mr. burden you in a better spot okay

Speaker 18: great

Speaker 19: you might have to repeat some words for me because I don't hear everything he says okay

Speaker 1: okay

Speaker 18: thank you I am if I can enjoy without going through any I'm hoping everyone had to talk to the people letter and some point you can read through it, but I'm listening to what's being said and I find it a little to the Chairman's point. I understand the house point but certainly not objected to that would be on that point that it's not relevant to what beauty is. People genuine for medical representative who can utilize the Wetland is the reason to allow both are important Peter for the same people that house before this was the wetlands well and that are not related. It's really clean to create screen image that also sounds not Equitable to Me. Maybe the house should be shifted or made a little smaller to accommodate evergreens. The applicants documents online. They would take Evergreens proposed to be planted. We're talking about 50 up to a fifty nine thousand five thousand nine hundred square foot house to 59 months, but I don't think I don't mind to be fair. I don't have Well, but decide which no, I don't know that moment, but I know that they are now the chart site plan, but by all major agent this board unanimously. And again, I understand but the definitely appropriate amount of strength.

Speaker 19: I didn't hear most of that but what I did here if I if you want me to kick in at this point.

Speaker 11: Adam do you want to kind of paraphrase what he

Speaker 1: said? Well, yes, actually that given the amount of relief that the zoning board granted. Mr. Burdon field that there should be additional screening

Speaker 9: or enough adequate screening to screen the house from

Speaker 1: his properties that necessitates

Speaker 9: a smaller house but planting in the weapon buffer the planning board

Speaker 1: should do that. And I think the response to that is we are say we are looking at a plan

Speaker 9: that does have reasonable amount of screening. I haven't heard the board say that they felt it wasn't we certainly are looking to maximize that screening? I think at the same time we're saying it doesn't make sense to take existing wooded area remove that vegetation then put

Speaker 4: new and there's some

Speaker 9: terrible amount of What did area even though some of its a valley between the two properties? You know, it's all about seeing test.

Speaker 4: Yeah. Yeah, I had

Speaker 19: problems with the word appropriate because that's a number that none of us are going to have the same number on

Speaker 1: also point out that I met the poor disease.

Speaker 3: I think we've moved forward in that Daniel willing to augment the planting from the proposed planting to a larger number and we're giving that approval to Joe the way I understand it right now giving that approval to job you're going to

augment the number improve the quality of the Evergreen planting from Pine to other better quality planting

Speaker 4: at the spruce or Evergreens Bruce Evergreens.

Speaker 3: Is there anything more we can do with this?

Speaker 4: point Board members this is

Speaker 12: this is Jim. Is it is it possible to in the area that's called the direction, but between the I guess it's the offset line between the offset line. Mr. Burdens property those that tree has possibly been arborist turn there to clean those trees up. Maybe you know, so kind of improve the health and vigor of those.

Speaker 17: Is that possible?

Speaker 19: What Ann Arbor's and I've worked for a number of years with a landscaper? I was a

construction estimator at the time and there's a limit to what you can do by pruning trees that are 20 30 years old and think that they're going to somehow get back to life. They have a definite life expectancy. The idea is that they keep Japanese seeds and they replenish

Speaker 4: themselves. So I don't know that there's an

Speaker 19: arborist that could do better than that. I also learned a lot from John favor when he was running the conservation board.

Speaker 4: Was excellent at that stuff

Speaker 19: so I don't I don't I don't feel that going out there and putting an arborist is going to do some pruning for example is going to be any do anything for it. In fact, they may say cut some trees down so that the smaller ones can

Speaker 17: grow

Speaker 19: which is contrary to use the word and would like to hear

Speaker 3: I understand what you're getting at damn that and making room for new tree development is the possibility for healthier trees and mr. Bird may not like that. But I mean Jim's point is is there an Innovative way

Speaker 4: to

Speaker 3: improve the quality of life of those trees? So as to better improve the screening gym and my right could say

Speaker 12: that that's correct. That's right. I'm

Speaker 3: and I'm enforcement Jim you and I don't know the answer that question. I'm going to get political drain the swamp.

Speaker 12: Is that something we I don't know sir. Is that between Joe and Adam and our is there a an arborist or and aren't they could come on? Is it possible that as a

Speaker 9: condition? Yeah, I think that's possible. Sure. The board thinks that's beneficial

Speaker 3: that work Adam. How would that

Speaker 1: work? Well, we could have the applicant

Speaker 9: hire an arborist and we would review

Speaker 17: it the

Speaker 9: alternative at is that

Speaker 12: but they could do that guys.

Speaker 9: We hire an arborist and get that report and then it would be

Speaker 18: reimbursed by the applicant Boston that like any other

Speaker 9: consultant that the board hires. So that's that's a possibility.

Speaker 12: Name provides the appropriate screen when put aside the pine. So, you know the spruces per second one they're in bloom, you know, unlike why would you doing in touch it? I'm not sure what the cost benefit to that is.

Speaker 1: Well, I think that's the type of information we look we want to hear from the

Speaker 12: arborist about okay those

Speaker 9: trees that would scream with these on

Speaker 19: can we get back to the reality of the thing is that the area we're looking at is not in deadline with mr. Burdens house. It's an open swampland Wetland whatever you want to call it. It's not an area that's going to provide screening to his house because of the angle of his property to the land I had said Board of sketch that came out of the Westchester County GIS system and it shows the orientation of the houses and his vision is out towards the wetlands more than Michael this house would be so to put you know I don't see having an arborist go into a wetland and say yeah we could say P Street again whatever he comes up with this not going to make that house disappear and it's not going to improve the screening because it's not in the line that he's looking

Speaker 17: at

Speaker 19: I don't want to be contrary but if it's not going to do the job then I think it's a waste of

Speaker 17: money.

Speaker 3: I don't want to waste money.

Speaker 4: I'm not Dan.

Speaker 19: I read where the trees are shown are the best place to screen that house honestly say that again, please - all right show the proposed trees is the best place to locate those trees to provide screening to mr. Burdens home, right anything below our house down towards this the flatter area if you will isn't going to hide the house for him because he's not looking in that

Speaker 4: direction.

Speaker 12: you know I'd be I'd be curious to get that document if that's all I was coming from and I don't know there's value in that

Speaker 14: Jimmy what you're saying is you would be

Speaker 3: curious to get that document

Speaker 12: correct that's right it's a substantial area between the two I understand Dan's point he has such a small space to work with but behind that there's a considerable distance and setback available it would be it would be I think to the Tim the neighbors benefit if you know that was they say the health and vigor of the the plantings back there are maximized Night, and I just said deferring to the arborist is the person that does

Speaker 9: that. So this is the area we're talking about.

Speaker 17: Right. This is a link. This is the house

Speaker 19: right? Exactly. Right? Look at all the trees in between there. This is his you see his house.

Speaker 4: There it is.

Speaker 3: Well, that's the unimproved law. That's the unimproved lot.

Speaker 19: Correct the Right Touch on the burdens

Speaker 17: Live

Speaker 11: Well, show me burdens house.

Speaker 19: Adam the can't screen it I would be I'm doing it. It's the biggest one there on that row there. There

Speaker 4: is

Speaker 3: and show

Speaker 14: me the old, you know, the

Speaker 3: applicants first home. Not the nausea in it. That's it. Right.

Speaker 11: So the the

Speaker 14: flag lot is

Speaker 3: somewhere where the cursor is right now. That may be a little bit to the right but yes, right more or less.

Speaker 4: Yeah. hmm

Speaker 14: I mean I'd am I I totally appreciate where you're

Speaker 3: at. I have to say this Dan.

Speaker 14: I do agree with the applicants point of view which are not the

Speaker 3: applicants the

Speaker 11: neighbors point of view, which is this is a tremendous

Speaker 14: change in expectations

Speaker 3: based upon the fact that the zoning board of appeals radically changed his expectations.

Speaker 11: I have to say, that would be

Speaker 14: my by were living in his home. that's how I would feel too and so I kind of want to give him every benefit of the

Speaker 3: doubt to some degree

Speaker 14: if that means getting an arborist in

Speaker 3: there I just but it's not very

Speaker 14: expensive to do that and it would provide some information to the planning
Speaker 3: board but I guess I'd like to I'd like to
Speaker 14: understand what the arborist is going to do for us I don't want to order a done if it's not going to do anything for us I don't want to order it down for the
Speaker 11: sake of you know creating paperwork I want to know what's it going to do for
Speaker 19: us we already know my opinion it's not going to do anything for you
Speaker 3: okay thanks babe you just saw the
Speaker 4: photograph it's a forest back there okay I mean you know that
Speaker 3: may be true you may be right
Speaker 14: again I'm not I'm not insisting on it I just wanted to understand the pros and
Speaker 19: cons my picture
Speaker 4: Joe what do you
Speaker 19: think I tend to agree I think you know you're not going to hide it home
Speaker 11: you tend to think you tend to agree with
Speaker 4: whom with with the plan this
Speaker 19: before you I think you know he's doing some planting he's agreed to do additional planting and it's at a location that's the best possible spot given the site to do anything further to the rear isn't going to provide any additional visual benefit because they will be lower in a hole I don't think it's going to do anything
Speaker 4: okay that's helpful Steve
Speaker 8: I think the
Speaker 16: I like this the fact that he he acquiesced to the swap
Speaker 8: putting the Norway spruces and in the back the Pines are definitely thinning and tend to be sparse in a little bit weak once in a while. I do like I do like the heavier stock Evergreens in the back and I do I think that the fact that he offered up three or four more. I think he said three would be fine for me along the line. and I also would like to say maybe at doing as belt in other words when these go in perhaps maybe get the final blessing from Joe or I would say Joe in this case to say what the appropriate location of those might be because if he says three or four more now that's just hard to say until you're actually out there when you're doing
Speaker 4: it I hear you Michael
Speaker 16: I think we've improved the
Speaker 9: project in several respects for the neighbor and I think
Speaker 17: that
Speaker 16: yeah in some respects
Speaker 9: it's
Speaker 16: the change of
Speaker 9: circumstances was unforeseen able and unpredictable but now it's an as of right development and so we improved it
Speaker 8: within the boundaries that are practicable at this point I think
Speaker 3: I kind of think I think Jim Jim I think I see was boards going with this
Speaker 12: right not it's going to give him his perspective I just wanted to just to probe and see what else we could do I agree with you it was
Speaker 3: all for the probe you know one of the kick it around and see what we could do but I think the wisdom of the whole board is the collective board is good here and so
Speaker 4: I
Speaker 3: think you know what Steve said
in which is you know
Speaker 14: we'll ask Dan
Speaker 3: to augment the planting plan by three or four Evergreens and improve the quality of those

Evergreens and we'll leave it to Joe

Speaker 4: two

Speaker 3: more or less certify that the planting plan is

Speaker 4: adequate

Speaker 17: Does that make

Speaker 4: sense? Yeah,

Speaker 19: it started going to agree on a number of trees and then we'll find a spot that best

Speaker 13: suits

Speaker 19: the trying to do here is what will make it up to six more trees. All right? Okay good and then we can work in the field on where they go and if we put them all six will put them some we won't put six will be 5.

Speaker 11: All right. Thank you Dan

Speaker 1: Christopher, I believe mr. Burnham wanted to say something

Speaker 18: else. I was just going to say I agree an arborist probably would not be the way to go. I would rather see mr. Tedesco put the money into more Evergreens rather than have to pay but consult that but I don't want him to have to spend more money than you know from I prove my my my situation more than is appropriate and I'd rather see those money going the trees. in terms of the number of trees and I just find it concerning and I appreciate what the board is doing and I'm hoping that perhaps I could get some sort of call or understanding the placement of the additional trees board when the applicant said they have an understanding with the other neighbor to plant as many trees wanted before it said that We need to know how many trees are going in. So I appreciate that up to us to another episode of the applicants representative says it says seven but on his application and has six just saying up to another half dozen my one request regarding that would be it needs to be taken into account the winter months as clearly that's What this is all about in the late spring and summer. It's not going to be much of an issue. But in the late fall winter and early spring the back of my house worth of my bedrooms are where my family room is where my kids where we spent all our time. We'll be looking directly into all the lights on in this very large house and think that people, you know to think that 6 evergreens She'll even partially 17 Shield square foot house doesn't seem reasonable to me. But I do appreciate you guys being proactive in trying to find a resolution.

Speaker 3: It's not six anyway six

Speaker 18: additional.

Speaker 4: Thank you. Okay. So

Speaker 14: Adam, what where are we have to

Speaker 3: look at this now? I have to look where we are. This

Speaker 1: is the applicant needs to finalize his ARB approval.

Speaker 9: you don't have that yet and you can't vote on the project until ARB approval and recommendation is secure

Speaker 1: so the applicant has to do that once he has that then I'll come back and the

Speaker 4: plane okay so

Speaker 3: I know you enjoyed it all right we'll see you around and the next place

Speaker 17: and I know

Speaker 12: All right. Joe are you on here?

Speaker 1: No, not you. Sorry, Joe Paterno. Sorry.

Speaker 9: since he's here but no video

Speaker 1: or

Speaker 17: hello

Speaker 8: there you are Joe yep I had to join the audio okay okay I got it glad you're here okay that's is an application at for Ledgewood place it's for a

Speaker 17: it's it's for

Speaker 8: an L-shaped porch wrapped around an existing two-story frame dwelling there's an existing detached garage with the car port that we're not touching so the only thing we're doing here is pretty much interior alterations and a wraparound porch we before I was on this project they had removed certain amount of trees so we had to locate the trees we located on our site plan and noted it all the schedule of the remove trees we located the where the perk test was we did the storm drainage calculations for the porch and located where it's supposed to be

Speaker 9: I

Speaker 8: believe the architect had updated all his drawings and submitted but we're here just for the site plan and talk about any recommendations and so forth

Speaker 1: yeah I think that's the major issue was the

Speaker 9: site disturbance that didn't have a permit and the majority I think it was

Speaker 8: 40 trees yes I got like 39 it might be like 40 but that's what I counted off the survey

Speaker 1: and most of them were in

Speaker 9: the well buffer so I think the next step is coming up with a mitigation plan and a repayment plan and talking to the conservation board right about how to mitigate this

Speaker 8: right so we're also going to come up in a landscape plan showing new trees along the pond to replace what was removed and make it much nicer than what it really was because there's a lot of it was a it was a it was a That trees there was nice put trees with a lot of trees were like combined together. So would look that's why he removed it. That's what they say.

Speaker 1: But what we're going to

Speaker 8: proportionally make it really nice and

Speaker 18: long the pond

Speaker 8: and we're going to come up with the landscape plan for the for the next meeting and

Speaker 17: so forth. Yep.

Speaker 11: What's the history here? How did this? How did all this come about? How did how did somebody go

Speaker 3: about clearing all these trees without a permit?

Speaker 11: And what was he or she thinking and how does that

Speaker 14: tie into

Speaker 1: that

Speaker 11: has nothing to do with the

Speaker 9: trees? What are you saying that Christopher

Speaker 11: in other words all of those all of

Speaker 14: that tree removal is unrelated to the Improvement to the

Speaker 4: Hulk. Yes,

Speaker 1: the majority of the trees that were removed is is not in proximity to the

Speaker 17: house, right?

Speaker 11: So, how does that happen? What was the what happened? What was the

Speaker 14: homeowners story for removing? All those trees?

Speaker 11: What were they thinking and technically don't have if they were do they receive a code violation for removing those trees?

Speaker 9: Yeah, they did.

Speaker 1: Yeah. Yes. They yes. They

Speaker 11: did so mean

Speaker 14: doesn't that code violation prohibit them from applying for

Speaker 11: they get a

Speaker 14: violation yet, or is it a matter of getting a violation before they're prohibited from getting a building permit to do anything

Speaker 9: else. I don't recall

Speaker 1: how this was

Speaker 9: adjudicated whether or not they signed a

Speaker 1: stipulation with the building

Speaker 9: department to address this. I just Don't recall, but I don't know Joe. Do you know the answer to that?

Speaker 1: Well, I I came in I came in after the fact so

Speaker 8: I can't really say why he did

Speaker 1: it. So it's I just told them that you gotta locate, you know, once you got the

Speaker 8: violation notice I said, you got to locate all the remove trees. You got to take a removal permit. You know, we're going to have to go for site plan approval. You know, I gave them the whole thing. So I came in after the fact so I don't know.

Speaker 1: yeah but I can find out for the board if it was just a notice of

Speaker 9: violation or whether they received a summons and then signed a stipulation I just don't remember building inspection for

Speaker 17: you

Speaker 11: it just seems to me that the severity of

Speaker 3: the violation it's prohibits any prohibits us from addressing any any

Speaker 11: permissible changes until we have a remedy to the violation that's how I

Speaker 1: would think yes yes I don't think you would approve the

Speaker 9: house modifications without dealing with tree removal and screening and mitigation yes

Speaker 4: well you have a lot of work to do than Adam

Speaker 9: I agree and it's also going to be important for the board to go out there obviously you can't go out there as a group right now but individually if you could go and take a look you should become familiar with the property

Speaker 1: Adam is this off of Whippoorwill road is that we're Ledgewood is yes it is yeah

Speaker 11: is it the first right and you take Whippoorwill

Speaker 14: road down to the T Junction you have to make a right or a left you make the left to go to 128 yeah and make the right it's your first ride on the

Speaker 1: right yes and then you go down Ledgewood and it's on the

Speaker 14: left yeah you get me rolling you let you follow

Speaker 4: me yep yep I do the board members

Speaker 14: anything else you want to add to

Speaker 8: this that is not

Speaker 9: gross okay not at the moment

Speaker 14: all right so then I guess we'll go out there and I would just advise the board to deal with this

Speaker 8: critically how are we going to go about scheduling individual site walks without intruding on the the applicant

Speaker 1: oh no one's living there now

Speaker 8: okay yes on occupied

Speaker 4: and makes it easier Ste

Speaker 1: yes yeah I won't get shot

Speaker 11: okay so will

Speaker 14: you know I guess between now and the next board meeting all of us should commit to go out there that's

Speaker 17: all

Speaker 9: yeah

Speaker 14: Adam is the house State the improvements on the property

Speaker 9: State well the the what

Speaker 1: remains of that houses there see it's all boarded up it's not in
Speaker 9: good condition
Speaker 1: are even if it's just for a few minutes just to get the contacts but I totally agree with
Speaker 9: you Larry the applicant has a lot of work and we don't have much to even discuss at this
Speaker 12: point I don't know what he's going to do or what he plans on you know we can go out there
look around and have our own thoughts but it seems to me I'm just not sure what we accomplished I'm
happy to go out and do it just seems to me this is all too early
Speaker 1: I disagree with that
other than you know to see what was done in the
Speaker 9: context you know I find helpful but
Speaker 12: I'm fine with doing that I'm fine Larry
Speaker 14: Larry I agree with you two I appreciate your point but I think you know sometimes a
picture says a thousand words and you know maybe we're going to have to go out there
Speaker 3: again but
Speaker 14: after covert 19 we might go out
Speaker 3: there was a board knows but maybe just putting our eyes on it for a moment in the drive-by
kind of way and then you know that will be helpful
Speaker 1: yes we know we have some
Speaker 9: neighbors who are concerned about the way that property looks about the removal of trees
and the disturbances perspective would be helpful as well
Speaker 19: okay there's a lot going on there with terrain and watercourses and ponds and it being good
to see it now just to understand what's going on out
Speaker 4: there yeah okay I agree
Speaker 17: okay
Speaker 3: so we'll adjourn this application and and you know revisit
Speaker 9: it okay okay
Speaker 1: thank you thank you very much stay healthy
Speaker 17: you do
Speaker 3: the next application before us is modeling for a lot line
Speaker 8: change
Speaker 17: Yes, this would be a minute these two left for Ian
Speaker 14: gave out Adam. What is Valerie? I don't see her on
Speaker 1: this. You said she was having computer trouble. Maybe it was her generator. I'm not sure
Speaker 9: but it's not here and she's not in the waiting
Speaker 17: room.
Speaker 4: Of course little Cory.
Speaker 9: He's connecting right now.
Speaker 1: hey everybody hi Cory look word
Speaker 16: is everyone doing this
Speaker 8: evening
Speaker 16: alrighty so I'm just going to share the screen with you
Speaker 1: guys is there anyone else we need to let into
Speaker 16: this meeting for um Peter
Speaker 17: Gregory okay there he is
Speaker 4: hello Peter
Speaker 17: Peter there
Speaker 16: Corey you look old is coming and gray and I appreciate
Speaker 1: it.
Speaker 16: So we're here this evening on behalf of Kent martland in connection with proposed lot line

realignment. So he owns two pieces of property 55 and 57 Banks Still Road. 57 is improved with the single family home. Approximately three acres in size and 55 is vacant three point six acres. And so what we have in front of you now is the existing site the orange In the middle is the existing property line. And so as you can see the septic field encroaches on 255 Banks bill as does some of the pool equipment that Services the pool obviously, so then sliding to our proposal here. We just we're going to shift approximately 780 square feet from 57 Banks Bill 255 to keep everything, you know, 457 Bank still on that property. T + 55 banks will be completely vacant so relatively straightforward, but the pool equipment is only is it 13.8 feet off of the setback line where we need 30 so we'll have to go to the zoning board of appeals to get a variance. And so with that here to answer any questions you guys have and procedurally we'd be requesting a referral over to the zba. It's my understanding that the Mets zba meeting is going to be cancelled. So we're looking I believe it at June 4th for the zba and if the board was open to the idea, I would request may be scheduling the public hearing on this for your June 8th Speaker 17: meeting.

Speaker 3: I'm amenable to both of those things. I have no reason to hold this process up go to the zba get your

Speaker 14: approval

Speaker 4: and that's how I see it.

Speaker 19: I'm sorry. Go ahead.

Speaker 1: You'll need to vote on

Speaker 9: that. If you're ready to do that

Speaker 1: or a just out of curiosity. Why can't you just move the pool equipment?

Speaker 16: I think it was it was cost prohibitive really to do it that way and the way that everything is set up to move the pool equipment. I mean also look at the septic. That's another thing that's driving it that would be really expensive. But the location where they wanted to put the pool equipment would encroach on some of the area where mr. Maitland and his kids do a lot of playing playing sports and stuff. So we just thought this was the easier way to go about doing it keeping, you know his lot intact for the way that he likes to use

Speaker 19: it. Cory did I don't get a chance to look at our memo but with regard to the septic before you go to the zva and get a variance it looks like that proposed lot line may need to be revised a little

Speaker 12: bit

Speaker 19: I know it's an approximate location of the field that you're showing there but as it shown right now that corner of the septic is either on the line or it's actually looks like it's still a little bit over and health department requires a 10-foot separation from the septic field of the property one so so I think it would given that everything is so tight in that area it I don't know if Pete's done this yet you might want to know where that septic

Speaker 13: is

Speaker 19: it's going to drive where that line needs to be I think it's got to go in another 10 feet to provide that separation but if that that box isn't accurately depicting the existing septic you may find that you're going to go through all this to you still don't have enough you know you have to move the line enough

Speaker 4: right

Speaker 16: yeah well I know we have some time for the next see be a meeting so we'll certainly take care of that I spoke with Pete about all this is Pete on can he address

Speaker 1: this guy somewhere here can you feel it

Speaker 20: yes we checked that Joe we

Speaker 1: had a that box was an approximate

Speaker 6: sketch and we have

Speaker 19: confirmed in the field the location of the boxes with the trenches

Speaker 6: that green line does respect 10 feet

Speaker 5: to the last trench on that system

Speaker 4: okay

Speaker 19: you'll update this without or will have an as-built of the system yes sir look like okay

Speaker 16: and I saw both your memo and Adams memo will address all those things I mean merits has been out there so we have the Topo survey apologetic flagged every all the wetlands so we have that on the survey as well we'll get all that to you

Speaker 19: okay let us if you want the I don't know if they're flat I get to let us know when they are and we can go out and take a walk okay just make agree with the Wetland Lon okay

Speaker 3: you know Roland I think to you

Speaker 19: about holidays I'm sorry Christy validation from the DC as well yet yes or yes it was okay great

Speaker 3: no role and I think to your

Speaker 14: point it basically if the zba Jay sees

Speaker 3: it the way you're seeing it they could say no and send it back to us and then we could tell the applicant they obviously that point the applicant would need to move the pulley equipment content of what is that about 15 feet 10 15

Speaker 4: feet

Speaker 19: I'm it would be more than that because we would have to respect the side yard

Speaker 3: setback oh you're right you're right

Speaker 19: it would it would push it up into the front of the pool

Speaker 3: are you right you're right Pete you have to go back 30 you probably plus the Ten of your over the correct 45-foot move on that on that pulley equipment yeah although I mean that's up to the zoning board of appeals

Speaker 19: okay this this map doesn't reflect it but to the rear of the pool in the rear of the house

Speaker 5: topographically that is a steep slope that goes all the way down to the lake

Speaker 6: I don't think the

Speaker 19: equipment would function

Speaker 5: properly being at a significant lower elevation than the pool right

Speaker 13: so the only place to that it could go would be

Speaker 5: in the front of the pool which is the only remaining usable

Speaker 6: art that the mountains will

Speaker 4: have a listen that's up

Speaker 3: to the zoning board of appeals yeah I agree with you that you don't want the equipment at a significantly lower elevation and by significantly I need my more than two or three feet lower I would consider that

Speaker 4: significant yeah

Speaker 3: board members anything else to add

Speaker 12: here I just have a question for Adam on his memorandum on the picture and it looks like the your the lot line is different than the lot line on the map here it looks like that lot line Cuts right through the middle will cool us an approximate

Speaker 1: you know that you see how that's taken on an angle so once you that's just a limitation of the software that we have but that information is on Pete's plans

Speaker 12: okay

Speaker 3: so board members a way I think the way we're leaving it is Peter is going to apply to the zoning board of appeals whenever they'll hear his application they'll hear it and then after they hear and he's going to come back to the

Speaker 4: planning board right

Speaker 9: For Steed really though you need to send him to the Zone

Speaker 3: okay I'll make I'll make a motion to refer this application to the zoning board of appeals

Speaker 4: in favor there we go

Speaker 16: all righty thank you very much guys have a great evening

Speaker 9: yes are you on for the next one for it

Speaker 16: well I guess I will stay around for that one

Speaker 3: yes the next application before us is one of his

Speaker 17: medals

Speaker 16: so I think this is really more of a bond reduction I'm just more of a listening here

Speaker 19: yeah you've got two items before you tonight board one is a bond reduction for improvements at the Wampus Mills subdivision the common programs such as the roadway the storm water infrastructure Stewart sanitary sewer and based on the review of the estimate that was approved for the bond originally comparing that to the work that's been completed to date we recommended we have before your

recommendation tonight to reduce the bond from what was

Speaker 8: numbers of going to me there we go

Speaker 4: okay so I think we

Speaker 19: we reduced it to it was just over a million to about 330,000 which is about 31 percent of the original value of the bond and your code allows reduction to up to 25% so we're still within the permissible reduction and in our opinion there's sufficient money left in the bond to complete the

Speaker 4: construction Good deal.

Speaker 3: So in this case, we need to make a recommendation to the town board that they accept your reduction of

Speaker 4: bond. Correct.

Speaker 3: I'll make a motion that we record we fir that we recommend positively to the town board that they reduce the bond as

Speaker 8: requested. I'll second

Speaker 4: all in favor. Thank you. And the second part of

Speaker 19: this is dedication of the sanitary sewer. And again that they had about eight hundred and sixty feet of look sanitary main that they installed as part of this subdivision and included a Crossing underneath Route 128 to tie into the existing sanitary sewer that serves Sewer District Two. they've completed the installation it's been installed witnessed inspected by our office tested those tests that testing was witnessed by our office as well as the county health department they provided an as-built County Health Department has signed off on it they have approved the sewer system installation we we're recommending with this memo approval and acceptance of the sewer by the town for

Speaker 17: dedication

Speaker 3: so Joe oh that again that would write with that recommend it to the town

Speaker 4: board yes so if

Speaker 19: you're a mandible you would make that recommendation to the town board and then they would then vote as to whether or not they'd accept it as part of this we're also the only applicant will also be posting a maintenance bond for a period of three years 15 percent of the original cost of construction which in this case is about \$13,000

Speaker 4: So

Speaker 3: so Joe the get the language right? It's a recommendation to the town board that they accept the sewer

Speaker 19: improvements, right the public sanitary sewer improvements improvements for the Wampus. No subdivision. All

Speaker 3: right, so I'll make a motion that the to the town board that they accept the public Cemetery

Speaker 14: improvements for Whopper

Speaker 19: smells. And I'm sorry and this is the second part to that and the establishment of the

Speaker 3: end.

Speaker 8: 20 a second second

Speaker 12: all in favor aye thank you

Speaker 4: guys Valerie's back

Speaker 17: take your course

Speaker 9: by have a good night why of course

Speaker 4: so

Speaker 14: Tourette is off the agenda he wants to see us

Speaker 3: personally and the next application before us is 100 Business Park

Speaker 17: Drive

Speaker 9: Paul can you can you unmute yourself Poland

Speaker 17: hey guys how are

Speaker 4: you

Speaker 5: I don't know if Paul Dumont was

Speaker 9: also let me see yep

Speaker 12: all right good to see everybody hope all is well

Speaker 5: so this is just a continuation of last time we're before your

Speaker 10: board we were at the end of the year last year this is for 100 Business Park Drive I'm joined with her Johnson from Jay group the architect on the project as well as Paul de menthe from JMC as well and this is for the approval and construction of a new 74th 850 square foot Warehouse building which the applicant and our Realty has made the business decision to invest in the town of North Castle basically consolidate rental properties that they have throughout Westchester County for storage of their materials supposed to quit their business in tile and stone work on to this property they've done a significant amount of investment in the property over the last few years this is the I will share my plan right now sorry here is the existing conditions the this is the existing 100 business park building and they're beautiful

Speaker 4: it's not up your core so it's

Speaker 17: not

Speaker 19: did you hit the shirt there you

Speaker 10: go yeah yeah I'm a little bit laggy here sorry guys

Speaker 5: here's the existing property 100 Business Park here runs

Speaker 10: north-south 684 is to the east or right and this is the existing building that the applicant has put a lot of money into bringing up to 8 and investment property existing parking lot over here and this right portion or Southern portion of the property the area that will be developed with the proposed

Speaker 17: building

Speaker 10: well I will go to layout

Speaker 17: plan

Speaker 10: here this is basically the plan that we presented to you at the end of the year this is you know we took the architectural concept plan and and we further developed you know full set of engineered site plans moving forward which was submitted to you weeks ago and this depicts the proposed 74,000 850 square foot Warehouse building the associated off-street parking Loop roads and loading dock right here with two new curb Cuts there's an existing curb cut here in the north closer to 22 which they will continue to use daily operations and as part of this application there will be the requirement for proposing and providing compensatory storage areas since the right hand side or Southern portion of the property it within the FEMA 100-year floodplain so that's what these these areas are

Speaker 17: blending dated

Speaker 10: procedurally we're going to happen to you know before the zoning board of appeals for a couple of variances that we know about one being there's a front yard step back in this bottom right hand corner of the property and I believe you know there's good reason this is how we have designed it

from the beginning of the project but we are just mimicking the loading new proposed building to work best with the way that their businesses you know

Speaker 17: functioning

Speaker 10: we also have Town regulated Wetland buffer that's just that's being affected by the installation of this compensatory floodplain area so we will have to go before the conservation board to get a positive recommendation back to your board or buffer disturbance there will be no direct Wetland Disturbed with blue seated with this project and we would need to get secure a are be approved as well for the design of the building but it's a single story building Kurt can can get into a little bit more than minutiae of it if you do have

Speaker 5: any

Speaker 10: questions but right now we can open up for any questions of more may have

Speaker 11: I don't deserve any kind of easement that's

Speaker 3: required to go to put that bridge between the two buildings

Speaker 1: no it's the same piece of Pop

Speaker 4: okay I'm sorry you're right

Speaker 5: yeah yeah that's that's just an overhang it's not necessarily a bridge it'll just be an architectural feature to help protect their that you know that there's there's garage doors on either side of this building so that'll just help you know keep

Speaker 10: the worker so here we go dry in the event of

Speaker 3: of course it's one it's one lot anyway so that is a man yeah

Speaker 4: just one so I guess you know the

Speaker 3: first of all congratulations to the applicant I mean this is really fantastic that they're investing like this and you know putting this much effort into North Castle I do think that's very wonderful and great for the town but you know the town planner does make a valid point which is the building to the left the prince of first building you

Speaker 14: might say has you know a loading plan

Speaker 3: which is not maybe the one we would have prefer if we were doing this from square one from scratch and when mimic Amendment mimicking a loading plan which is not the preferred loading plan in building number two

Speaker 14: so how do you given any

Speaker 3: consideration to you know how you could rearrange the plan so as not to have trailers sitting on the front of the building

Speaker 14: and also what's happening with the outdoor

Speaker 15: storage well let's address

Speaker 5: The Outdoor Store first basically on the left side of this building right here there was an existing parking lot

Speaker 4: you know it's

Speaker 5: going away now because of the development of the building and that was where the majority

Speaker 10: of the outdoor storage was you know as part of their day-to-day offloading of materials will still need to use a portion of the right side of this existing building to Stage when they get deliveries because they just can't pack it all into the warehouse as soon as it comes off the truck because they're they're very you know they're situated by job the material has to go together and it can't get lost or buried behind everything so so there will be there will be constant staging on the right side here we have to keep this open because of fire access so there won't be any here but there will be a thin strip that that they would continue to use here won't be as much as originally went back to hear it was about 45 feet or so but we'll probably continue to use maybe 18 or so or 20 feet behind the

Speaker 5: Russian

Speaker 1: Nation we had always been under the impression that the wouldn't

Speaker 9: anymore outdoor storage once they build Warehouse not saying that the court can't prove that but that's not what we understood

Speaker 5: who we understood that it the outdoor storage that was in the parking lot that would be going in here and that it would still need to use this because it's got its got to go somewhere when it when it gets all floated along the building here because not everything is going to

Speaker 10: happen necessarily here sometimes you know it'll stop they'll get it and they'll bring it around here

before it was into the

Speaker 1: building I woke to unload material into a

Speaker 9: warehouse

Speaker 17: directly it's

Speaker 1: unusual to have it

Speaker 9: outside the warehouse is what I'm saying and what he's

Speaker 14: getting at and when I'm concerned about here is let's say the truck pulls in it's a

Speaker 3: crane he's got a kind of they may not be using a they may be craning at off the truck and they've got to get it off the truck before they can even deal with it and so he needs a staging area to um to unload from the trailer before he can even deal with it inside the

Speaker 4: warehouse yeah

Speaker 11: food to unload and maneuver that here we

Speaker 5: go and that's what happens against inventoried and then it gets designated to a certain area inside the warehouse so so those are going to be

Speaker 11: you think you're showing enough room on this plan for that

Speaker 5: from what we understand from the owner yes we believe that there's enough enough room right now for

Speaker 3: them to hit the side of the

Speaker 4: wall

Speaker 5: you're talking over here yeah

Speaker 14: I think you're tight I think you're tied for

Speaker 3: you know what you're trying to

Speaker 5: do there well they have 60

Speaker 10: feet

Speaker 5: so and I think that's how they operate

Speaker 17: now

Speaker 10: which is with their there's a curb line

Speaker 4: here okay

Speaker 1: yeah I think I think the

Speaker 8: outdoor stores that will be remaining as just for really short term things that are like going out on a job in the very near future most of the Interior stuff is just jobs that you know they have to take possession of the certain amount of tile and stuff for jobs that might get pushed out a few months six months or whatever and that's what's going inside the building here some of the short-term stuff would be more on the outside we're definitely going to limit the amount that's on the outside of the building that's there now we're kind of bringing that inside but there still is going to need day-to-day operation we're going to need a little bit of outdoor storage we just don't want to give all of that up right

Speaker 9: now to just

Speaker 1: Define that on the

Speaker 9: plan so yes and into issues with the building

Speaker 8: department correct will do that and what's going on what's Happening yeah

Speaker 5: and as far as the the loading goes in the front of the building I mean correct me if I'm wrong it was it was really this building was

Speaker 10: designed to work hand-in-hand with the existing building

Speaker 8: yeah there's a lot to that also and also we're talking we're making that indent into the building so that when you've got a vehicle that's unloading it's 60 feet tucked into that indent into the front of the building so you're really wants a vehicle is in there you're not seeing being a truck being loaded or unloaded in there it's basically hidden until it goes out of the site or into the site so it's really you're not seeing trucks sitting on the site right now with the way it's laid out

Speaker 5: and we have a large area here to landscape you know we showed some preliminary plan things which I think is

Speaker 10: sufficient you know to the Deep

Speaker 4: Evergreen

Speaker 1: what's preventing from enclosing that

Speaker 9: area then

Speaker 17: loading Aaron

Speaker 5: you mean have a garage door closed in this or something

Speaker 17: yeah

Speaker 5: I honestly don't know if it was if it was a

Speaker 8: yeah I did it wasn't really a discussion item I mean it's something certainly we could look into but just functionally given the existing nature of the the front building there and just the way that the business works and also tucking this into the building like it seems to be working well on the other side there that was our starting point so

Speaker 5: and you know balling back so the loading obviously you know we have to prove that we show enough this is you know this required this size building

Speaker 10: requires a

Speaker 5: significant amount of loading areas based on your code so I can to prove that 8 loading

Speaker 10: spaces which are 40 by 14 by 14

Speaker 4: tall

Speaker 10: could be accommodated here

Speaker 1: yeah we can certainly customize that though to your

Speaker 9: to have a business it's so if you

Speaker 20: can well it's just you know we would like to

Speaker 10: get as many approved as we you know just because we can count for them it's just you know if if they're not going to be here you know there could be opportunity of I believe you're allowed to put them in five miles as long as you're not blocking parking correct is there an opportunity to just show graphically spots back here

Speaker 9: yes that's possible we've done that yeah

Speaker 8: so yeah an atom I think that that those four spaces that are shown on the little you know the back out space will call it there in the front of the building I don't think those will ever be used for loading I think those are more of a function of trying to get the right amount of loading space has shown so if we can get a little leeway or show them somewhere else you know those aren't the exposed loading areas

Speaker 5: that we have is that would be our that that's probably what you know what our argument was as you know we're showing loading here but if visuals are concerned

Speaker 1: that yes there but there are two aspects to that guess there's the parking

Speaker 9: of the trucks in the front there and if you're not going to use those that's great but

Speaker 1: also the visibility of the

Speaker 9: loading area from the road and directly in front of the purple right that's going to be a highly visible loading area from the street and that's you know that's another sir and we can address that by imposing it great

Speaker 17: know the

Speaker 9: board's okay with it too we can proceed

Speaker 1: but generally you know it's not

Speaker 9: something we'd want to see

Speaker 14: and what happens if they would move their curb cut if they're thinking about rearranging some of

Speaker 3: that loading spaces that are on their driveway in a sense if they moved their curb cut so that it was in fact off centered and then screamed and continue their guard in lat to the

Speaker 4: right yeah yeah

Speaker 14: they can move their entrance to the

Speaker 11: right or left path I'm thinking to

Speaker 14: the right and and

Speaker 11: that would take away some of that you know head on

Speaker 14: although I mean I guess I guess I have to give some thought to the trailer

Speaker 3: backing in as well

Speaker 1: yes you still would want a manageable maneuver

Speaker 5: right yeah and some of that was backed in based on you know being able to do some of the

Speaker 10: no hers for the live agree with

Speaker 5: that ballistically gonna be coming in

Speaker 4: here yeah I know I

Speaker 5: you know so and it also you know this backs in this is probably the most ideal place to put you know

Speaker 10: our our driveway because of just the sight distance analyses and things like that so we can look at that but Kurt maybe there's a way to close this off if the applicant isn't against that if not then we'll have to look maybe providing some sort of a you know so little bit more Landscaping the real only visual mean the good thing is it's right across from this street so that's another reason why we wanted a line things up but

Speaker 11: if we refresh my memory what is across the

Speaker 4: street

Speaker 8: the cheese place is that across the street

Speaker 5: there I think it is the world's best cheeses and I think it's a driveway access

Speaker 10: to sewage treatment or something back or

Speaker 4: what

Speaker 17: no

Speaker 3: that's my that's my further that's what yeah maybe that's further north on there

Speaker 10: okay yeah that's the entrance but it is directly back

Speaker 4: there please

Speaker 12: I have a question

Speaker 4: Christopher this is Jim go ahead Jim so just

Speaker 12: just general question but is this with the front yard variances or setback various required and the proximity to the Rhine River behind it and though of compensatory storage like a lot of the issues to be resolved can this site accommodated building this large we trying to fit two larger structure on this site and truly looking at something that's zoning

Speaker 4: compliant

Speaker 5: well this is zoning compliant as far as building

Speaker 10: coverage goes were about five percent less than 30% that's allowed for the 11 or plus acres that they own so as far as building density goes we are below the threshold allowable by quite own code and we believe that you know when looking at the comment letters from from Joe and Adam we're confident we can address the outstanding engineering items to make everything work

Speaker 17: study so

Speaker 10: we don't believe that were pushing the envelope as far as this and honestly to tell you the truth this is size building is what the applicant needs to consolidate everything that's off-site to bring everything in focus in on North Castle was that it wouldn't be worth it to them if they still have to have a rental facility outside of the town

Speaker 5: that this was basically backed into by what they have out there

Speaker 4: right now well

Speaker 11: can you show

Speaker 3: us what what entirely compliant building would look like you I know that right far right corner closest to the street you said needs a variance it needs a variance goes to the front yard setback correct yes

Speaker 14: you would you would literally be clipping that corner in

Speaker 5: order to be clipping that yeah I mean you're not going to do right you know this this portion of it is within the front yard setback and then there's a little a little corner

Speaker 3: here okay okay as well

Speaker 4: but nonsense

Speaker 10: yeah

Speaker 5: we're ready we've already made it less ideal by tampering this corner back here to accommodate for you know yeah graphic it's not great

Speaker 10: to work with no with out right angles even Warehouse

Speaker 4: situation of course

Speaker 1: yeah but generally speaking this code generally code compliant right there able to fit their

Speaker 9: parking but they're loading for the most part

Speaker 5: yeah we're actually trying to have you guys approve you know it's 44 of the required space has to be Land Bank on the right side here

Speaker 1: the Apple that's enough room for that we built

Speaker 10: yeah exactly so

Speaker 1: and plus you're dealing with your compensatory flood storage here so yes yeah you know they're they're getting no lawn here

Speaker 17: most part

Speaker 3: what spaces are being Land Bank Adam

Speaker 9: the dashed

Speaker 3: lines okay so I thought yeah

Speaker 5: over here on the right to see

Speaker 4: my sister yeah

Speaker 5: right now there's there's no need for them in the applicants eyes so obviously if

Speaker 10: the town deems them necessary they could be built later but

Speaker 5: we are designing everything where engineering

Speaker 10: everything don't knows that to the assumption that this impervious area will be part of the

Speaker 4: plan right makes sense or maybe you know can you just

Speaker 19: speak a little bit about the grading and what's going on with the flip that entire sites in the floodplain it's want to

Speaker 13: understand you

Speaker 19: know we've taken offline and staff level meetings if you could just discuss what's going on there so they understand solutely finish

Speaker 5: probably yep so the

Speaker 10: the town has a flood ordinance ordinance and part of that requirement they require a compensatory storage to be evaluated on the property so what we're doing is and you know we did a preliminary outline where we're trying to get a little bit more detail to it but we have to calculate what

the property has for storage up to the hundred year flood elevation which is the Contour 370 this case so if there's pain

Speaker 5: or

Speaker 10: elevations that are below 370 on the property we have to do a calculation to quantify that amount of storage and then we have to do another calculation based on the proposed grading and development the proof that we are meeting or exceeding the compensatory flood storage under proposed conditions as compared to existing conditions so that's the exercise that we are putting a lot of effort into to figure out that we are not displacing or taking away flood storage in the event of a hundred year

Speaker 19: storm is that that was that was part of what I was asking Steve would also well there's two parts of that the one study that compensatory storage they discussed but you're also developing in the floodway itself so there's the additional no rise of evaluation that you're going to need to provide to us yes no that's been prepared yet but but more importantly for the bore you know will work out the nuts and bolts of the engineering the board I think they need to understand that as proposed right now that driveway in that back corner gets down to about I think it's three or three a half feet under the flood plain elevation so that that majority of that Gear Drive that access would be completely flooded in a hundred year storm the

Speaker 5: building I can show you

Speaker 19: beautiful the floodplain as per code what the drive itself that floodplain elevation is 370 and you don't hit 370 until you're at the think the rear left corner of the building I don't even know it might just be there

Speaker 5: yeah so that's

Speaker 19: the back corner

Speaker 5: so that's a couple of things a couple of

Speaker 10: things that were backing into is we

Speaker 5: had to set this finished floor elevation to feet

Speaker 10: above that floodplain elevation so we set it at 372 and works out because our threshold needs to be relatively the same as the existing building right have this pretty much worked out doing so we're filling up this area and we are we also have the battle how much Phil we have and we're balancing it at one point we had this back corner down being flooded by feet as much as five feet and we had preliminary meetings you know with that mm oh with the building inspector as well as the fire chief and you know although the fire department and building inspector really didn't have any a problem with this back flooding up to 5 feet and Adam said it would be you know to some of your comment however even though they said they don't have an issue with the five feet we did make an effort to get as close as we can to the providing the compensatory toward as well as provide you know trying to fill up this back area so so we brought this up to feet in an effort to hopefully you know make the numbers work and in the event that there's a hundred-year flood and you know this back corner of the building might flood for three feet

Speaker 17: down Steve

Speaker 19: why not why not looking something similar to what you were thinking with marry any one point with some raising that drive so that it's not flooded and doing some some vaulted system at least a portion of the site to get the storage you need I'll leave it to the board but we obviously you know our officers obviously has concerns with when flying that driveway by 3 feet and if you just ignore decide not to land bank those parking spaces then you've got those cars that are sitting under water as

Speaker 17: well

Speaker 12: that was a little bit of my question about you know what is the size of the building

Speaker 10: too large a lot

Speaker 5: I don't know if that would change anything in the back of the building it might change it slightly but then again you don't you don't have a project

Speaker 10: that's worthwhile for the for the applicant to do situation no I mean we've spent he spent numerous weeks going back and forth with the fire department and we believe that if they didn't have any issue with back of the building Flooding at 5 feet we made it better to flooding it for three feet I think that we made a valiant effort in that

Speaker 17: situation

Speaker 10: it doesn't really have any jurisdiction on on fire protection because we do meet the requirements of that

Speaker 11: Joe you're concerned isn't

Speaker 3: specifically fire protection though correct

Speaker 19: well it's fire and I'm going to defer to the fire chief and fire inspector on that but it's for me it's fire as well as functionality you know if you have a flooded Drive in a hundred year storm it's three feet of water in something lesser it's maybe a foot you know we're made for our for us it's a matter of the function and use of the property it just it doesn't seem appropriate life that I have we know it's going to flood the upwards of three feet of

Speaker 17: flood water

Speaker 8: it's not our only access that we do have access on the sides and the front of the building on
Speaker 12: that so

Speaker 8: it's you know it gives us the complete access around the building but it's not really required in the event that it does flood in the back of the building we do have access to the front and then between the two buildings so

Speaker 11: what Williams the sill plate on what's the elevation of the sill

Speaker 3: plate of the building visit me the the three feet

Speaker 5: still is Right Above It we're way up we're going to be 372 and we have

Speaker 10: 367 outside the building so this is going to have an Exposé foundation on this side the slab will be up

Speaker 12: just it just seems to be a no front and how many hundred year flood eventual have a year all right statistically first what we actually are seeing you know so then to have a thorough drive her around the building that you can't use and it could be and to the extent of the three feet or more water just seems it doesn't doesn't seem like the right the right solution

Speaker 1: you know the solution is to build it up with Phil is that the

Speaker 19: solution that's yes to get the drive out of the floodplain you need to build it with with you have to raise the grade with Phil or some type of material that you know as Paul's trying to explore it was explaining in doing so you're taking away floodplain storage to do that so what I'm suggesting is may be reviewing some kind of alternative where you can Elevate that drive to get out of the floodplain but still provide some level of floodplain storage beneath it

Speaker 5: yeah well have to still have to consider a cost you know analysis with them that may be something that would be cost prohibitive

Speaker 17: but I'll have to discuss with them

Speaker 19: Sammy we just went through this with Marianne and you know we started at but I think what was it two and a half feet or 3 feet and we got you know I think we ended up with with no flooding whatsoever in the parking lot I realize it's a different project its residential but it's going to be hard for us to bless something and recommend something knowing that you're going to have a potential for a flooded drive by as much

Speaker 17: as three feet

Speaker 5: okay we'll have to look at that we'll have to discuss it in

Speaker 19: one other I guess one of the more stringent you know you got a lot of environmental items going on with this site Wetlands floodplains what not rolling the well across the street potentially for public water supply correct s the storm water basin full I think you may have to have to look at

relocating that it's it within that two hundred foot control radius

Speaker 5: yeah we looked at that at the beginning Joe that's we're not taking any surface water from the parking lot into their

Speaker 19: boy I know that but when you look at the state regulations I know you're using porous pavement and you've limited that and you kept that beyond the 200-foot yes look at the state regs for the public water supply it says specifically driveway and roadway runoff which is why you cut the porous pavement where you did yeah there is another kind of you know non-descriptive contaminated soil they call it or contaminated runoff so I think you're at a minimum you need to have the health department look at this and say whether or not that roof runoff qualifies for that that is a 200 foot setback associated with that as well and and there's a an out the out would be well there's two options the way I see it you either relocate that Basin out of the 200-foot radius or they may impose a monitoring requirement for that well because of that location of the infiltration Basin but think that's you know I think that in the floodplain for me are the two big issues that need to be worked out

Speaker 5: I mean I believe that we worked on did have conversations with the health

Speaker 12: department you know just to that point just echoing which shows concern about the well 200 foot setback if that triggers our ground water under the influence criteria and then you know the well the viability for the town is in Jeopardy without actually having to build a filter plant and then they're then they're committing to you know millions of dollars to build a plant to be able to manage that treat that water

Speaker 1: all the applicant has given us the required easement for the 200-foot

Speaker 9: area we have that

Speaker 1: so that that the applicant has done

Speaker 12: but no no I understand that point what I mean is is putting a storm water within the Eastern

Speaker 17: Area

Speaker 19: it could be as simple as relocating that Basin to the property and then it's

Speaker 12: there's no worry it's the having a storm water basin within the to hunt it's the benefits the 200-foot and then it's you know what's in within the 200 feet

Speaker 5: well we've had discussions with the health department and we believe that it is allowable within the 200 foot

Speaker 10: setback so will will will go back and working with them but we believe that it is allowed to just have drain cleaner

Speaker 1: but we're not talking about parking lot drainage we're just talking about the roof drains yes rest okay

Speaker 5: yep there will be no

Speaker 10: parking or you know parking lot and it's drink

Speaker 5: in

Speaker 10: that two hundred foot

Speaker 17: area got it

Speaker 9: Christopher next steps

Speaker 4: I'm thinking for a

Speaker 17: moment

Speaker 14: I mean it sounds to me like the applicant

Speaker 11: needs to

Speaker 3: you know he's heard some of Joe's comments Jim's comments

Speaker 14: today and Adams and the board's comments that

Speaker 3: take those under advisement and come back to us with his

Speaker 8: improvements are we able at this point to possibly get referrals to the zba and the other agencies possibly to nail those down so that we can make sure that we can get those because it all kind

of is part and parcel this site plan coming together as a whole I just wondering if it's possible we can maybe and the planning board could do their intent to declare lead Agency on this and start the Seeker process so we can just move this thing forward

Speaker 1: I think the I think the planning board could certainly do the intent to be lead agency but it may be premature for you to be referred to the zoning board because the planning board has to complete Seeker before the zoning board can act so the first step is for them to declare their intent we certainly can get that going but there's no I don't think there's any reason for you yet to go to the zba because they can't do anything for you until the planning board has completed

Speaker 9: seeker and hearing for two months anyway

Speaker 1: and they're not be a right they're not meeting until June okay we could get a lot accomplished between now and June hopefully yeah

Speaker 8: I mean if we could get at least Seeker started I think that that would be a positive step and moving this

Speaker 5: will go to the conservation board and ARB and then in the meantime is there anything stopping us from getting their feedback

Speaker 17: no

Speaker 3: so we can make a motion to declare the planning board is lead

Speaker 1: agency 10 to be lead agency

Speaker 9: and then we'll do the circulation later this week

Speaker 3: okay and as far as the variances are just so I want to send this is not germane to go remained you're going to the GBA but right now you're only variances that front right corner

Speaker 9: there's I think another clip as well as

Speaker 1: one of the left hand side as well yeah

Speaker 5: just a little bit there is one here and then

Speaker 14: okay fine okay I

Speaker 4: understand I understand okay all right all right so

Speaker 3: Adam that the planning board needs to make a motion to declare intend to declare itself as the lead

Speaker 4: agency yes I'll make that motion I'll second all in favor

Speaker 3: aye so now we have lead a true now we can declare ourselves eventually as lead agency what's the next thing for the applicant to

Speaker 4: do Press Start

Speaker 1: addressing the board's comments from tonight and my comments and Joe's not

Speaker 4: honest

Speaker 3: he will anybody want to add anything else to

Speaker 11: that rolling knew that yep

Speaker 4: all right

Speaker 14: so then we'll send the African on his way and we'll look forward to seeing his improved

Speaker 4: plan right thank you

Speaker 5: okay thank you John thank you very

Speaker 17: much

Speaker 11: the next the next item before us is you

Speaker 4: know

Speaker 1: hello Alan good

Speaker 13: evening how is everybody

Speaker 1: hey sorry

Speaker 13: I always thank you mr. chairman members of the board would you like me to commence can you hear

Speaker 4: me yep

Speaker 13: I'll just say that do a share screen so you see hopefully you can see that

Speaker 17: to

Speaker 1: takes a minute I think I'm out okay

Speaker 17: let me just

Speaker 1: let me see

Speaker 13: okay we all be able to do this so anyways has

Speaker 4: commenced

Speaker 13: so this property was a subject of a conservation subdivision which I worked on beginning about six years ago and had received the preliminary conservation Subdivision plat approval and steep slope and tree removal in February of 2015 and final conservation plan approval and steep slope permit and

Speaker 19: tree removal permit

Speaker 13: on December 12th 2016 but unfortunately all of the approvals so the property itself on the screen we see my is seven point six nine acres in size that is the end of its at the end of Hidden Oak Road and the plan is to create North is actually up to the left on this one before it was obviously to the north was to create three lots parcel them Lot number one Lot number two and lot number three here in addition there are conservation lands of almost an acre along the west let's strip of land along the South and low on the East sides and the access into the property would be gained from the extension of Hidden Oak Road by about 800 855 feet I think to the end of the

Speaker 7: cul-de-sac

Speaker 13: and each of the houses would have a septic system for each of the houses and would obtain potable water through the extension of a water main on Hidden Oak Road and there's also stormwater management that was provided some is common because it pertains to the development of the road and some of it is local because it really pertains to the development of each of the lots and finally I'll just say that the project did obtain the approval of the New York City dep and the approval of the stormwater pollution prevention plan that approval was obtained on June 6 2016 and it's valid for five years so therefore would expire on June 6 2021 and also in see the

Speaker 19: memoranda both from

Speaker 13: planner and town engineer and it seemed very straightforward and not what I would have anticipated would be the comments I would like to be able to confirm the status of Campbell engineering I thought that we were still active but perhaps I'd like to confirm that

Speaker 1: before confirm who's active Campbell

Speaker 13: engineering I saw the memo

Speaker 19: hopefully I'm wrong I just don't think they are down

Speaker 13: okay well I just kind of confirmed that Joe that's

Speaker 19: yeah obviously if they are then they'll just have to reseal the client's and if not you know I assume you'll be taking on

Speaker 13: but probably correct but I just wanted to note that

Speaker 16: everything else is very

Speaker 1: there really no issues here the planning board previously approved the Shin it expired everything that's in my memo were the conditions that needed to be

Speaker 9: satisfied before the filing of the plat from the last right approval so there's nothing here that's unusual and nothing more than the board a previously so on this

Speaker 1: project and I'm Didi Adam do you recall if these prop with this property is already within water district number five or if we had to extend the Water District I don't

Speaker 19: remember I don't think we didn't

Speaker 1: know I know we didn't do one but is one

Speaker 19: required remember even discussing one I don't we have to confirm but I don't I don't think it's an issue

Speaker 13: is was that be something that you would want us to do Joe or is that some of you would check

Speaker 1: I think we need to check with Sal to see if this property is in the water district or not understood yeah I be so I'm sure we did do it but it's been since 2016 13 I don't recall I don't recall either

Speaker 19: sell a lot with the extension I imagine if it was an issue I would have remembered it but we'll check

Speaker 1: yeah

Speaker 13: okay and you let us know yes that'd be terrific I don't know if there's really anything else that I have this moment

Speaker 11: procedurally I mean I remember this I remember this application from yes

Speaker 3: before us last time

Speaker 11: procedure procedurally what do we have to do

Speaker 9: next if that be hearing

Speaker 11: we have to have a public hearing again correct right

Speaker 4: okay

Speaker 14: it's a little Funk to rebut yes I

Speaker 1: understand yeah yeah yes I think you should just

Speaker 9: schedule it and will hold it and then we'll have a resolution that looks almost more it is identical to the one last time

Speaker 13: right and in the meantime what we can do is start working through the various items in the memorandum to have them addressed but if we ask what we certainly could proceed to schedule a public hearing that we would appreciate very much

Speaker 4: of

Speaker 14: course you know the Public's opinions could have changed

Speaker 13: since the height

Speaker 11: is the applicant takes okay will

Speaker 3: schedule the public hearing and move it

Speaker 13: forward right yeah I got of the process is the process correct

Speaker 9: yes we have to have it

Speaker 13: right so I understand the fact the Public's view point may very well change it comments

Speaker 12: I understand that too

Speaker 13: I'm sorry

Speaker 12: that's it's Greg I understand that

Speaker 4: too okay hello Greg all right so okay

Speaker 14: we don't we don't need to vote on that to send it to schedule the

Speaker 3: public hearing correct

Speaker 9: not need to vote on it however we need to decide how we're going to handle the environmental review we're going to do a coordinated review then you should declare your intent to conclude agency will circulate that and then we'll be in a position to adopt the make the

Speaker 4: acronym

Speaker 3: so board members you okay with

Speaker 11: that yeah

Speaker 8: so yes yes

Speaker 11: someone should make a motion to

Speaker 3: declare us our intent to act as lead

Speaker 17: agency

Speaker 8: I'll make that motion

Speaker 3: thank you Steve

Speaker 13: I'll second it

Speaker 3: okay second good all in favor

Speaker 4: hi

Speaker 17: I think that's it

Speaker 13: is it possible we could set up a date for a public hearing while we're discussing this

Speaker 9: we'll have to be 30 days after because we've got to circulate the intent to be lead agent on it anytime after that okay

Speaker 13: so we're perhaps we're talking towards the end of

Speaker 2: May that would bring us the third day to

Speaker 9: 28 the 28th of May yes you have a meeting at

Speaker 2: that yes it's because of Memorial Day weekend it's on a Thursday that week so that

Speaker 9: you can shoot for that day sure

Speaker 4: sure

Speaker 13: I appreciate that very much thank you

Speaker 1: thank you

Speaker 4: thank you goodnight

Speaker 13: goodnight thanks so much it's worked out very

Speaker 12: well thank you so much

Speaker 9: all right good night guys

Speaker 3: next last but not least application before us is di Pietro and that actually that's just a I believe that's just a bond reduction

Speaker 19: right actually I request to release the bond the if you remember this project was approved

Speaker 9: back in 2012

Speaker 19: and if you remember the original plan he had it was the single lot single-family home on bed four banks will Road my boy acts has crossed the mianus to get into the property and because of that there was a lot of wetland buffer disturbance I was required to build the crossing and the associated driveway when's that he's tensed purchased a property on Gina Lane that backs up to this property and he's now proposing driveway access off of General Lane which significantly reduces the Wetland impacts so now that that plan is no longer he's requesting a

Speaker 5: release of the bond that was

Speaker 19: posted for that project with the understanding that obviously as

Speaker 12: part of the approval for the project for you

Speaker 5: with the alternative access he's gonna need to post a new mitigation Bond

Speaker 4: good

Speaker 19: good do all this his release what he's been what he's posted knowing he's not going to build it knowing he's going to have to come back with another one for the new plant and once we're ready to a

Speaker 4: purple right all right Joe so I'll

Speaker 3: make a recommendation to the town board that they release the Bond as you suggested

Speaker 16: well wait I have a question here

Speaker 9: but the initial plan is still approved so

Speaker 16: he still has the right to build

Speaker 9: that is is that correct show I mean we're releasing the bond but we're not removing the approval for the plan that permits him

Speaker 16: to build the access that requires

Speaker 9: the mitigation and the bomb as in that expired

Speaker 1: if I'm asking I don't know yeah I'm not going to

Speaker 19: buy him a new plan right with my definition that would be

Speaker 1: no not until it was approved it wouldn't it wouldn't go away automatically when we did

approve oh we did approve the alternate plan yeah

Speaker 9: yeah

Speaker 8: job

Speaker 1: is that when are you signing those plans

Speaker 19: we're waiting on some revisions on the to resolve the conditions

Speaker 1: all right well then to address Michaels comment then I guess you shouldn't we shouldn't

Speaker 9: release the bond until you've signed the plans

Speaker 19: is there I know I was he Jack's not with us tonight but he's expressed to me a couple of times that obviously this cost money

Speaker 12: to keep the bond

Speaker 1: is then he submits can he abandon the after the approval rolling

Speaker 19: but we're getting something we can get from him that he you know in writing that he understands the original pool was no more know

Speaker 1: if he if he abandons the plan and writing I think it's all right for you to go

Speaker 17: okay

Speaker 3: I said you want to make the really the

Speaker 11: release we could say that

Speaker 3: the recommendation to the town board to release the bond is subject to a letter from the applicant in which he states that he's abandoning his first

Speaker 4: project yep okay

Speaker 3: I'll make that motion

Speaker 4: second all in favor aye thank you Michael

Speaker 1: catch my head kotlin good comment Michael

Speaker 9: thank you I was paying attention

Speaker 17: made it

Speaker 4: we made it

Speaker 3: so gentlemen and

Speaker 11: lady that's it good

Speaker 4: night I'll make the

Speaker 3: planning board meeting for April 13

Speaker 1: saying you safe

Speaker 17: good night