

WEBVTT

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00:00:00.000 --> 00:00:15.450

Peter Gregory: cubic yards of Phil to develop that driveway and as part of the mitigation, we were considering using an alternative method, bringing in our geo phone product, which would reduce the amount of

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00:00:16.260 --> 00:00:27.780

Peter Gregory: I guess truck traffic that would be necessary to bring that material into the property and also take advantage of a quicker installation and have

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00:00:28.950 --> 00:00:48.180

Peter Gregory: You know, a reduced impact on the surrounding area and the local roads way coming into the property. And I know that there was some confusion. The last time we were speaking about this, but as a comparison. If we were looking to bring in 2100 cubic yards of Earth with trucks.

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00:00:49.260 --> 00:00:54.390

Peter Gregory: We would be looking at approximately 140 truck trips coming into the property.

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00:00:56.760 --> 00:01:00.660

Peter Gregory: If we were to substitute that Earth with our GL for material.

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00:01:02.010 --> 00:01:13.170

Peter Gregory: That would be delivered in tractor trailers tractor trailers would be caring about 3100 cubic feet of material, which would equate to about 115 cubic yards.

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00:01:14.610 --> 00:01:24.300

Peter Gregory: And looking at it that way, we could reduce that to 20 trucks or 20 deliveries to the site in tractor trailers spread over a period of time, and I

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00:01:24.570 --> 00:01:33.780

Peter Gregory: And I think that's where some of the confusion was the last time that we were discussing this. So, you know, we feel that with this current layout.

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00:01:34.320 --> 00:01:48.240

Peter Gregory: That we've been able to improve on it and come up with a even a better plan and also reduce some of the impacts to the surrounding

areas in terms of truck traffic and even the duration of, you know, installing this and creating that driveway.

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00:01:50.550 --> 00:01:56.730

Adam Kaufman: Thank you Pete, that there was a good background good explanation. Just a couple things I want to add

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00:01:57.180 --> 00:02:06.090

Adam Kaufman: And while we were discussing the different alternatives. The planning board also asked to see that concept plan that Pete showed first about what's going to happen.

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00:02:07.080 --> 00:02:16.110

Adam Kaufman: On the adjacent property. So the planning board had the advantage of seeing that, you know, that's the ultimate goal. The applicant. That's the reason why the application is doing.

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00:02:16.950 --> 00:02:21.720

Adam Kaufman: This project so that that was helpful, I think that the

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00:02:22.530 --> 00:02:35.700

Adam Kaufman: You know, the major issue the Planning Board has been dealing with are these steep slope impacts the wetland buffer impacts and the amount of disturbance that is being proposed to put this driveway in

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00:02:36.360 --> 00:02:49.260

Adam Kaufman: You know, just a point I raised in my memo is this is different, in my opinion, then when we're dealing with a vacant lot where the new drop or the impacts associated

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00:02:49.260 --> 00:03:00.660

Adam Kaufman: With driveway are required to gain access to the house and utilize the law as intended. Here we have an existing driveway. We have an existing house.

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00:03:01.050 --> 00:03:12.360

Adam Kaufman: And, you know, we're trying to justify these impacts or become comfortable with these impacts when there's already a viable use on the property. And I think that's been

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00:03:12.720 --> 00:03:25.080

Adam Kaufman: The dilemma, the boards been been wrestling with, you know, are these impacts for this revised driveway reasonable and you know that's I think that's where we are at this point.

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00:03:26.040 --> 00:03:34.770

Nazar Massouh: And this is known as arm so I'm the owner of the property. If I may just add to the description as we shared with the planning board.

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00:03:35.910 --> 00:03:44.190

Nazar Massouh: The team knows that we've been long term residents of our Mancha, we moved to this House a call Dr. About 16 years ago and

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00:03:44.700 --> 00:03:56.160

Nazar Massouh: About eight and a half years ago, our daughter was born. Our son was born about four and a half years ago, so we would, you know, intend to stay in the house for a long time. And when our long term will neighbor.

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00:03:57.330 --> 00:04:07.470

Nazar Massouh: But her house up for sale. A couple years ago we saw it as an opportunity to significantly improve our backyard by purchasing that home and creating a

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00:04:08.250 --> 00:04:18.600

Nazar Massouh: You know, pretty exciting environment for our kids with the addition of the pool and sports areas. So we really appreciate your consideration of it because we very much want to

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00:04:19.110 --> 00:04:34.860

Nazar Massouh: Continue to be a resident in our mark and this is just a look like a great opportunity for us to be able to seek this approval for granted and to allow us to significantly improve the backyard.

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00:04:39.090 --> 00:04:39.450

Christopher Carthy: Thank you.

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00:04:41.460 --> 00:04:43.710

John Krupa: Chris, can I, can I just ask question.

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00:04:45.030 --> 00:04:52.080

John Krupa: All right, to Peter and his are if and this is something I'm stealing from from Jane blacks have

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00:04:52.200 --> 00:04:52.740

Peter Gregory: A bill which

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00:04:53.850 --> 00:04:59.400

John Krupa: Sorry, Jane, but we've been we've been pondering in our board conservation board.

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00:05:00.690 --> 00:05:04.920

John Krupa: A lot of things that that can mean either as necessity or amenity

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00:05:05.490 --> 00:05:23.490

John Krupa: And could you speak, maybe to the necessity of this driveway versus it just as an amenity does this serve a greater purpose to the house, is it the is it provide more safer thing less snow plowing is is there is there is there an unnecessary reason for for this to happen.

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00:05:25.530 --> 00:05:28.770

Nazar Massouh: Between since I've lived there for 16 years, maybe I can

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00:05:29.550 --> 00:05:29.910

Peter Gregory: Get off.

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00:05:29.940 --> 00:05:31.620

Nazar Massouh: Yeah so well.

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00:05:33.270 --> 00:05:43.770

Nazar Massouh: John the way I would answer that question is that, you know, from our point of view it, and from the two properties point of view, it does significantly improve

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00:05:44.400 --> 00:05:53.850

Nazar Massouh: The layout from a safety and the length point of view, I would I have a hard time making judgment for necessity, because I think as

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00:05:54.960 --> 00:06:01.560

Nazar Massouh: Some I think Adam mentioned there's a driveway there. So in terms of access to the house there's access there today.

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00:06:02.010 --> 00:06:10.980

Nazar Massouh: But it's a quarter mile driveway with a very sharp turn that wasn't properly designed that driveway also comes within the foot of our property.

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00:06:11.400 --> 00:06:20.460

Nazar Massouh: So I think from the standpoint of access, you know, you basically just driving to our house and then making a very sharp right turn where there's slopes. So

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00:06:21.510 --> 00:06:27.900

Nazar Massouh: So I think from a safety point of view. We're not only going to shorten the driveway by probably about a third is my guests.

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00:06:28.950 --> 00:06:42.150

Nazar Massouh: But we are planning to make it much safer wider from a less steep turns and any slopes planning to be across a straight line as opposed to return which will improve the safety.

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00:06:43.230 --> 00:06:58.530

Nazar Massouh: And then we're planning to reinforce the sides, as is required by today's design, just to make sure that it's just more stable and whether it's fire truck access or any other access it. Will that will no doubt be improved.

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00:06:59.190 --> 00:07:10.740

Nazar Massouh: And it will also no longer come right you know within a foot of our property, which is, you know, at best, to kind of a strange, strange thing. So we and as we mentioned to the planning board.

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00:07:11.610 --> 00:07:25.200

Nazar Massouh: In all of this, you know we love Armand we love our property will love where we live, so we plan to approach it with utmost environmental care as well so you know all that

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00:07:26.580 --> 00:07:27.000

John Krupa: Thank you.

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00:07:27.750 --> 00:07:37.830

JANE BLACK: Couple of questions that occurred to me was just looking at the house. And of course, we have not seen the plans are bored creep. Prior to this, we did do the sidewalk.

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00:07:39.750 --> 00:07:57.270

JANE BLACK: But I can understand why you young children, you want to cool. But are there any alternate locations for fools but don't depend upon the flatline change. That's one thing. And another question is just a more general one. I'm not sure we saw

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00:07:58.890 --> 00:08:11.070

JANE BLACK: That on my computer screen, it was fairly small where the wetlands and I went on buffer lines are and I do remember certainly steep slopes when walking the property would be

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00:08:12.390 --> 00:08:13.860

JANE BLACK: Somebody could just point them out.

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00:08:15.150 --> 00:08:17.700

JANE BLACK: Plans, as well as the wetland.

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00:08:17.730 --> 00:08:18.060

Sure.

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00:08:19.080 --> 00:08:25.500

Peter Gregory: Well, there's, there's two wetland systems that are located on both eight colon 24 Davis.

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00:08:26.760 --> 00:08:27.180

Peter Gregory: If

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00:08:29.700 --> 00:08:33.030

Peter Gregory: We have, we have a wetland area that's located up here.

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00:08:34.170 --> 00:08:51.360

Peter Gregory: And this is our buffer, which is on extends on to the 24 Davis property and then on 24 Davis. There's also a wetland area here. So the majority of the work that we're talking about. And this is small wetland up here also the majority of the work is entirely within

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00:08:53.460 --> 00:09:06.210

Peter Gregory: You know the buffer through this area on the approach if there's only a small area, where does come out and we are avoiding the buffer for the larger wetland system to the rear this area through here.

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00:09:08.010 --> 00:09:10.170

Peter Gregory: Is the steep slopes that were observed

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00:09:11.280 --> 00:09:20.310

Peter Gregory: As we walked up the existing driveway through here to our right hand side. And that's where we begin our climb can come up around to make the curve.

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00:09:21.750 --> 00:09:28.110

Peter Gregory: The exposed rock face in this area until we get up on top. We're then rolls back down to that wetland on the other side.

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00:09:29.790 --> 00:09:30.750

Peter Gregory: And there's a better

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00:09:33.330 --> 00:09:34.290

Peter Gregory: With the proximity

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00:09:35.850 --> 00:09:37.800

Adam (he/him): To ask a question.

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00:09:38.190 --> 00:09:46.260

Adam (he/him): Surely, will the pool, the proposed location. Will that be entirely in the wetlands buffer of that of that northern

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00:09:48.270 --> 00:09:55.440

Peter Gregory: No, no, we've been able to avoid it. You can see there's if I can. I'll try and clear this little piece here that's doesn't get in the way.

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00:09:59.820 --> 00:10:00.510

Peter Gregory: But here's

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00:10:01.800 --> 00:10:02.550

Peter Gregory: The buffer.

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00:10:04.050 --> 00:10:20.460

Peter Gregory: Well, the hundred foot setback in this area here from the wetlands that's on 24 Davis and then you can see the larger wetland that extends across a colon 24 David's here is our buffer in this area, and we've been able to avoid that. Good.

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00:10:21.150 --> 00:10:23.850

Nazar Massouh: And then I think answers Jane's

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00:10:24.600 --> 00:10:26.910

JANE BLACK: Salter okay possible alternate location.

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00:10:27.810 --> 00:10:30.090

Nazar Massouh: Yeah. And as you can see

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00:10:31.710 --> 00:10:46.590

Nazar Massouh: It. Unfortunately, there isn't another location that we can we can put it in because of the disturbance that would cause I think there's a vernal pool that is it's not seeing up up there. Yeah, so we can't really put it there and then

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00:10:47.610 --> 00:11:04.110

Nazar Massouh: As far as putting in, you know, closer, you probably thinking closer to the House on the open lawn. But there's a yeah there's actually stormwater runoff system that's under that lawn that was designed. I know. Previously, so we can't really disturb it. So there's things under that

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00:11:05.130 --> 00:11:21.990

Nazar Massouh: Under the grass. So the only way we can only wait place we can really put it as far enough away from the house, kind of in that area. And we thought from the town's point of view by removing a lot of the blacktop that goes right next light goes inside the wetland buffer.

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00:11:22.350 --> 00:11:23.550

Nazar Massouh: Over here on the corner.

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00:11:24.000 --> 00:11:27.960

Nazar Massouh: And it has not really been properly mitigated you know back when it was built.

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00:11:28.590 --> 00:11:37.140

Nazar Massouh: So that that's an additional benefit all that blacktop is going to be removed that we're going to return it back to its natural state there. So, and yeah, anyway.

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00:11:37.530 --> 00:11:49.770

Nazar Massouh: I thought I'd mention it. But unfortunately, this is the only place we can really put it, and we're putting. As you can see, literally, the pool is going where the old blacktop was so we're trying to minimize a disturbance there from that projects point of view.

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00:11:54.960 --> 00:11:55.410

Adam (he/him): Thank you.

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00:11:58.560 --> 00:12:10.560

George's iPhone: Have you added trees to this particular lot. It seemed when we were there last there was a inflatable pool slide in the area.

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00:12:11.850 --> 00:12:12.750

George's iPhone: To the

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00:12:13.290 --> 00:12:14.280

Peter Gregory: That'd be right up in here.

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00:12:14.670 --> 00:12:16.320

George's iPhone: Yeah. To the north of the pool right

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00:12:18.090 --> 00:12:34.050

Nazar Massouh: And we have added quite a few trees over the years, you know, over the 16 year time that we live there because I think we've lost probably four or five trees in Sandy and and we are planning to I mean when Richard has an opportunity to go through our mitigation plan.

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00:12:35.160 --> 00:12:49.320

Nazar Massouh: You know I love trees and so that's my family. So we're planning to, you know, add a lot of the native species and trees around there to beautify the place. I mean, this is where my wife said that she hopes that this is the last time.

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00:12:49.440 --> 00:12:51.930

Nazar Massouh: We have our own. So we're gonna make it right. So,

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00:12:53.370 --> 00:13:00.450

John Krupa: And those are not to get ahead of ourselves. But you said that you have already a mitigation plan that you'll be showing us tonight.

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00:13:03.660 --> 00:13:06.420

John Krupa: I saw, I saw the in the key. I saw the disturbance

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00:13:06.690 --> 00:13:07.770

John Krupa: But did you prepare a

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00:13:07.830 --> 00:13:08.790

John Krupa: Two to one mitigation.

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00:13:09.990 --> 00:13:12.600

Nazar Massouh: I hope I didn't use like an illegal term that

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00:13:13.410 --> 00:13:13.890

Nazar Massouh: Yeah, but

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00:13:14.370 --> 00:13:28.170

Nazar Massouh: I let Richard answer that question. Rick Richard quickly, but we've definitely have a plan. And what we want to do to offset the disturbance center know Richard is that referred to a, like a final mitigation plan or what's the right term.

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00:13:28.350 --> 00:13:34.530

IQ-Richard Quigley: We don't have the final mitigation plan, but right from the onset, you know, we had different payment.

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00:13:34.560 --> 00:13:37.200

IQ-Richard Quigley: Plan species and erosion control mix.

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00:13:37.260 --> 00:13:51.420

IQ-Richard Quigley: To deal with the roadway seating to deal with the woodland restoration also including evergreen plantings for some buffer areas as well along the property. So it's going to be in the same

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00:13:52.830 --> 00:14:13.080

IQ-Richard Quigley: Kind of vocabulary of plants that we showed right from the beginning. It's just that now we have a better alignment to the roadway and we'll be using those same same species that the whole, the whole idea here is to come up with a if we came up with a very, very native

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00:14:13.500 --> 00:14:14.070

IQ-Richard Quigley: Palette.

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00:14:14.130 --> 00:14:18.330

IQ-Richard Quigley: Which I think will actually improve the understory and diversity.

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00:14:19.020 --> 00:14:27.600

IQ-Richard Quigley: Which now exists. There are some invasive things out there that will be eliminated and replaced by things that are our native we also

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00:14:28.020 --> 00:14:46.440

IQ-Richard Quigley: plan on taking some of the boulders that are on site and setting them into the side slopes of these steep slopes to create a kind of a sense of the same geology that you, you all know you've been there to, you know, just not have these graded side stops, but some major

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00:14:46.440 --> 00:14:53.490

IQ-Richard Quigley: boulders that will be able to move from onsite into these these sloped areas. Yeah, and I

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00:14:53.910 --> 00:15:06.450

Nazar Massouh: And I would say that the goal is to utilize as much of the field from any work that we do around the pool on site so that we would try to minimize anything that we have to bring in

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00:15:07.110 --> 00:15:13.500

Nazar Massouh: And then in addition to that we've been in consultation with our neighbor who we've known for many years at

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00:15:14.520 --> 00:15:23.490

Nazar Massouh: Where's Alex, I can see said 10 call Dr. I think his properties that Jason two hours, as well as to the 24th Davis and then

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00:15:24.000 --> 00:15:32.790

Nazar Massouh: At the end of his property is very exposed over here on the data side and that there's an erosion, they're gonna, it's very unkept up so we

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00:15:33.180 --> 00:15:44.640

Nazar Massouh: We've walked the property with him and have a plan to improve the backyard of his house and that aesthetically make it look much more natural, the way it was meant to be before the water

107

00:15:45.150 --> 00:15:53.970

Nazar Massouh: Was kind of funnel down that they under his property. So, and I think Alex is engaged with us in these conversations, you know, we want to do it right. We want to stay at this House.

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00:15:54.570 --> 00:16:01.680

Nazar Massouh: For a long time, and Ellen, believe me that if you have any suggestions around that around the mitigation plan, we would be glad to.

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00:16:01.770 --> 00:16:04.980

Nazar Massouh: take them into account for sure. So that's our commitment.

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00:16:06.480 --> 00:16:08.340

John Krupa: Here, here. This work session. I don't

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00:16:08.460 --> 00:16:18.030

John Krupa: Know if we're supposed to be looking at a formal mitigation plan or not or make recommendations, but I do recall at the planning board.

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00:16:18.510 --> 00:16:24.540

John Krupa: I was at the meeting where you presented and I do remember that this was just as you're saying now is our. This is important to you and

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00:16:24.780 --> 00:16:38.430

John Krupa: I remember that there were a number of you've talked about number of tree planning and all that stuff. I don't know if, now is the time for us to give recommendations on this. Maybe I I defer to Chris on that. I mean, Chris, you're looking for conservation board some kind of

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00:16:40.170 --> 00:16:41.370

John Krupa: Recommendation at this point.

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00:16:41.910 --> 00:16:43.770

JANE BLACK: My senses a little early.

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00:16:44.130 --> 00:16:45.240

John Krupa: Yeah, I think so too. Yeah.

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00:16:45.690 --> 00:16:46.020

Yeah.

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00:16:49.110 --> 00:17:00.930

JANE BLACK: We don't know yet whether the planning board is in favor of concept I you know I don't never heard previously that geo farm. I don't even really

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00:17:01.140 --> 00:17:01.530

Christopher Carthy: Know,

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00:17:01.650 --> 00:17:02.400

JANE BLACK: What it is.

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00:17:05.760 --> 00:17:16.410

George's iPhone: Can we talk a little bit about the GFS versus soil and the impact it has on steep slope and how perhaps the benefits of how tight you can make the road.

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00:17:17.820 --> 00:17:20.340

George's iPhone: Versus the original designs of just soil.

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00:17:22.560 --> 00:17:34.440

Peter Gregory: Well, I think we have the ability to reduce the overall footprint of our disturbance using the product, they can be placed very closely very tightly together.

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00:17:35.520 --> 00:17:40.830

Peter Gregory: They can be shaped in our sections. An example would be

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00:17:42.930 --> 00:17:44.760

Peter Gregory: Our typical section which is here.

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00:17:47.820 --> 00:17:59.550

Peter Gregory: What we will be doing is generally replacing this Earth with that with that product and based on the configuration of how they're placed. We then have the ability to

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00:18:00.600 --> 00:18:15.660

Peter Gregory: Place soil over that surface create landscaped areas for stabilizing that soap and plantings on each side as well as even putting utilities and for our storm water and our, our drainage this collection system in that area.

128

00:18:17.310 --> 00:18:24.300

Adam (he/him): As the main purpose of the uniform blocks to to lessen what we had previously discussed terms of just

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00:18:25.740 --> 00:18:30.810

Adam (he/him): A tractor trailer loads of Phil coming in is that the principal objective of using those blocks.

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00:18:30.900 --> 00:18:36.780

Peter Gregory: It was, you know, in this case, it is I think the idea here was that, you know, it can

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00:18:37.980 --> 00:18:47.280

Peter Gregory: fill the void with that product it's it's easily transported it's easily handled. I don't think you're going to see

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00:18:48.330 --> 00:18:58.770

Peter Gregory: In using that product. We're not going to be seeing a constant activity where there's traffic coming in and out.

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00:18:59.850 --> 00:19:09.930

Peter Gregory: You know, I think that in order to to take something like this on we'd be looking at using multiple trucks making multiple trips per day for an extended period of time.

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00:19:11.490 --> 00:19:24.780

Peter Gregory: You know with something like this product they can basically be placed on the surface, for the most part, stack to whatever shape and we may even have the ability, like I mentioned to tighten that up and reduce some of that disturbance even further.

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00:19:27.630 --> 00:19:27.840

Nazar Massouh: Yeah.

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00:19:27.990 --> 00:19:40.890

Nazar Massouh: And we've confirmed with the company right beat that from the standpoint of weight limits or, you know, access by fire trucks and anything like that. There's no limitations. It's this product has been used in residential

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00:19:41.340 --> 00:19:45.900

Nazar Massouh: It has been objects and and commercial projects. So it's no issues there.

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00:19:46.650 --> 00:19:51.870

Peter Gregory: they've confirmed that for said that that they have used it on smaller residential projects.

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00:19:53.250 --> 00:19:58.290

Peter Gregory: And it can withstand those loads from traffic and

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00:19:59.910 --> 00:20:09.930

Peter Gregory: We just thought it was a nice alternative to alleviating some of that construction activity that would be that people would experience and take place over a period of time.

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00:20:10.860 --> 00:20:24.450

Peter Gregory: This could be spaced out and probably not even noticed I mean I think he'd get one truck in the morning, you would need a truck again for a few days, depending on how that material was handled the last something wanted to be handled quicker.

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00:20:25.890 --> 00:20:35.190

Peter Gregory: But I think it would be noticeably an improvement from seeing the other type of activity that would be going in and out on a regular basis in order to get this done and

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00:20:35.310 --> 00:20:43.260

Nazar Massouh: And we recognize if I were to add one more thing as a resident there. We recognize that Davis drive is currently not in great shape. They've got

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00:20:43.470 --> 00:20:44.160

Nazar Massouh: badged up

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00:20:44.820 --> 00:21:02.730

Nazar Massouh: In the fall, but it is planned to be repaid. So our goal was going to be to do our project go through these brutal and do our projects before Dave is dr is repaved so that way we don't you know we don't put extra strain on nearly repaid growth, quite the opposite. So

146

00:21:03.690 --> 00:21:08.850

George's iPhone: Now, who makes this product. And can we see some examples of it in us.

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00:21:10.350 --> 00:21:26.700

Peter Gregory: Yes, we have we've submitted some of that information to the board to the planning board. We can definitely get that over to you. They do put out a brochure there. There is a lead information sheet that goes with it, they have put out a safety sheet and Ms DS she and it is

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00:21:28.950 --> 00:21:32.310

Peter Gregory: It's safe. It's a safe product. It's not biodegradable.

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00:21:33.540 --> 00:21:42.510

Peter Gregory: And you can see in some of those in that information, the different types of application that it's used for architectural it's used for structural

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00:21:43.950 --> 00:21:47.040

Peter Gregory: backfilling behind retaining walls roadways.

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00:21:48.390 --> 00:21:56.460

Peter Gregory: And even on rooftop gardens as another application to reduce some of the earth loads that would be needed if they were creating roof gardens things

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00:21:56.520 --> 00:21:58.200
Adam (he/him): In Georgia, and Georgia.

153
00:21:58.560 --> 00:22:08.490
Adam (he/him): Line. It's like these, a figure. It's like a fifth I can, as an example, a 15 foot long eight foot wide FIVE FEET TALL GIANT polystyrene block.

154
00:22:09.990 --> 00:22:12.870
George's iPhone: Yeah, I had some sent down to me.

155
00:22:14.070 --> 00:22:15.240
George's iPhone: Today from us.

156
00:22:16.440 --> 00:22:24.480
George's iPhone: A company that's doing Lego land and they're doing the access to legal and and they said it's actually just like Lego and

157
00:22:24.570 --> 00:22:25.950
George's iPhone: Are these blocks that their

158
00:22:26.700 --> 00:22:37.710
George's iPhone: Meals do T is using for ramps and entrance ways. And so, yeah. So what is the name of the company. That's the suppliers it Miller, who

159
00:22:37.950 --> 00:22:41.580
Peter Gregory: I know this is the firm's name is APS geo fun

160
00:22:42.270 --> 00:22:45.690
Nazar Massouh: Okay, and out of its outer outer here in the Northeast right

161
00:22:46.080 --> 00:22:47.070
Peter Gregory: Right, yes it is.

162
00:22:47.220 --> 00:22:48.690
IQ-Richard Quigley: Yeah, it will be getting it from New Jersey.

163
00:22:49.440 --> 00:22:52.200
Peter Gregory: Anytime we're not. We're not looking to use it.

164

00:22:52.650 --> 00:23:00.630

Peter Gregory: Throughout the entire driveway. I think we're were you looking to use this in in some of the areas where we have some more of our severe

165

00:23:01.680 --> 00:23:13.770

Peter Gregory: Filled deaths, you know, generally located in the center here we have sufficient material on site from the excavation and of the activity to

166

00:23:14.760 --> 00:23:22.830

Peter Gregory: To fill in some of the other areas, but where it gets very severe would require a lot of material you know that's where we were looking to, you know, install this product.

167

00:23:23.280 --> 00:23:23.580

George's iPhone: But

168

00:23:23.970 --> 00:23:28.530

Andy Block: The information might be in your brochure. But how far below grade. Are these blocks.

169

00:23:29.520 --> 00:23:38.400

Peter Gregory: Well generally right on the surface. I mean, from my understanding from what we've looked into so far. They're creating a gravel bed a stable surface.

170

00:23:39.450 --> 00:23:41.340

Peter Gregory: Probably just stripping topsoil.

171

00:23:42.690 --> 00:23:56.670

Peter Gregory: Maybe some fabrics. Some stabilization material, the gravel and then they just start you know they can be stacked right on that surface to whatever depth there the height that we're that we would be looking to bring it up to

172

00:23:59.730 --> 00:24:05.880

JANE BLACK: Is there any negative impact on the environment for moose and you've got a non biodegradable, I guess.

173

00:24:06.780 --> 00:24:08.430

JANE BLACK: reading material that you're

174

00:24:08.640 --> 00:24:16.230

JANE BLACK: Using and you are in a wetland buffer Aniston a steep slope.
So I just wonder

175

00:24:16.680 --> 00:24:21.240

Peter Gregory: Yeah, my understanding is based on the information that they've supplied us with that it is a safe product.

176

00:24:21.750 --> 00:24:27.300

Peter Gregory: And, you know, they do not deteriorate over time, is my understanding.

177

00:24:27.780 --> 00:24:31.530

Nazar Massouh: Yeah, it's even been used along yet, it's even been used along

178

00:24:31.650 --> 00:24:34.650

Nazar Massouh: Rivers like edges of rivers to keep the the

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00:24:34.680 --> 00:24:37.080

Nazar Massouh: bank's impact. So I think, Jane, we feel

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00:24:38.340 --> 00:24:51.930

Nazar Massouh: That it's been tested and proven, then we'll of course confirm that, because the end will live right down the road. We know the neighbors. We wouldn't want to install anything that would adversely impact our nature there.

181

00:24:52.260 --> 00:25:05.220

Jim Jensen: If I made the decision, you know, junior question that so the materials from based, and I can tell this Jim Johnson, it's, it's been commercially used for for well over 20 years there's

182

00:25:06.450 --> 00:25:23.550

Jim Jensen: There's an ASTM standards. So there's a, you know, there's an arbiter or a bar, the American Society of Testing and Materials came up with a manufacturer standard for what it has to be made to those properties. And then, as well as the physical and chemical

183

00:25:25.920 --> 00:25:31.860

Jim Jensen: Properties of image. There's, it's pretty well defined and pretty commercial is what wide used

184

00:25:33.390 --> 00:25:46.290

Jim Jensen: The most often is highway entrance ramps, where they have to get, you know, up to an overpass that's frequently where it's used too often. And then there's was nice. I think what everyone's saying is you don't have to bring in Phil

185

00:25:47.700 --> 00:25:58.020

Jim Jensen: But from what what I could tell is that it needs to be encapsulated or it needs to have a you know a barrier on either side of them have them to keep them.

186

00:25:59.700 --> 00:26:09.570

Jim Jensen: You know, structurally sound and then structurally intact. I think for this year was there, you're, you're substituting them for for rock earth or concrete.

187

00:26:10.410 --> 00:26:25.050

Jim Jensen: Or some other form work so they're a good substitute for something on great in this case you're using a false material on grade and they can be, I don't know the details about how you encapsulate recurring to keep it independent from the environment, but there are others.

188

00:26:25.530 --> 00:26:26.340

Jim Jensen: That have done that.

189

00:26:27.660 --> 00:26:28.590

Jim Jensen: But I can tell so far.

190

00:26:29.880 --> 00:26:34.380

JANE BLACK: Yeah, so there needs to be. Yeah, so there needs to be something some very

191

00:26:36.570 --> 00:26:42.540

JANE BLACK: Natural environment. I need something on either side of it where we don't want to look at it.

192

00:26:43.380 --> 00:26:46.650

George's iPhone: Was there any discussion of using Greek cast material.

193

00:26:47.670 --> 00:26:48.210

George's iPhone: Concrete

194

00:26:50.100 --> 00:27:00.090

Peter Gregory: Well, but that that is an option, you know, there it would be a, you know, one of the things that the products that were considered word a modular block unit system retaining walls.

195

00:27:01.830 --> 00:27:11.400

Peter Gregory: Were we just felt that, you know, using something like this with an earth backfill would give us the opportunity to provide more planting you know on that and

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00:27:12.690 --> 00:27:18.330

Peter Gregory: Have landscaping on each side of this rather than just the sheer are retaining wall but

197

00:27:19.140 --> 00:27:19.440

Peter Gregory: We have

198

00:27:19.860 --> 00:27:21.060

Christopher Carthy: The roads during

199

00:27:21.120 --> 00:27:24.150

George's iPhone: All you have to step it out and you have to take it out so

200

00:27:26.010 --> 00:27:28.710

John Krupa: Concrete needs pumper trucks and stuff like that. This is

201

00:27:29.400 --> 00:27:30.120

George's iPhone: Pretty fast.

202

00:27:30.780 --> 00:27:31.680

John Krupa: Oh, yeah.

203

00:27:32.010 --> 00:27:32.370

John Krupa: But then

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00:27:33.090 --> 00:27:35.970

Christopher Carthy: Still, still creates a lot of impact to the roads and

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00:27:36.030 --> 00:27:36.660

What exactly

206

00:27:38.040 --> 00:27:38.340

George's iPhone: But

207

00:27:39.450 --> 00:27:39.780

George's iPhone: Okay.

208

00:27:41.220 --> 00:27:48.270

IQ-Richard Quigley: And we are concerned about the aesthetics. That's why this system with boulders integrated into the slopes.

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00:27:49.260 --> 00:27:56.280

IQ-Richard Quigley: You know, we're going to be using a native erosion control mix that you know we want to ascertain a speedy and fast erosion control with

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00:27:57.150 --> 00:28:16.950

IQ-Richard Quigley: Fibers roots and native cover and restoration. So this, this helps with the overall aesthetics of US recreating kind of the, the, you know, the geology that you see out there which is absolutely you know something special that we want to bring in

211

00:28:17.700 --> 00:28:18.000

George's iPhone: Like

212

00:28:18.690 --> 00:28:20.460

JANE BLACK: You get to do any job.

213

00:28:21.330 --> 00:28:33.060

JANE BLACK: Any example illustrations of what this is going to look like as you're coming up the driveway. I know that when we did the sidewalks realize that the prior plan would have looked like a gigantic

214

00:28:36.900 --> 00:28:37.380

JANE BLACK: Ram.

215

00:28:39.360 --> 00:28:40.200

George's iPhone: Ski Jump.

216

00:28:44.040 --> 00:28:47.670

George's iPhone: It was pretty severe, this looks a lot more great

217

00:28:48.750 --> 00:28:49.140

IQ-Richard Quigley: Come along.

218

00:28:49.350 --> 00:28:52.050

JANE BLACK: And I'd be interested to see what it what the appearances

219

00:28:53.790 --> 00:28:54.300

JANE BLACK: Down.

220

00:28:54.660 --> 00:28:57.960

George's iPhone: Oh, right, yeah, rendering at our next meeting would be helpful.

221

00:28:59.070 --> 00:29:14.550

Christopher Carthy: And I just wanted to let you know that part of the process here and this is still a long way down the road, but the process here, which is very important for us to consider is, and Joe makes mention of this and his memo is these folks actually have to be going to use this

222

00:29:15.780 --> 00:29:17.820

Christopher Carthy: This extended

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00:29:20.310 --> 00:29:20.880

John Krupa: Extended

224

00:29:21.360 --> 00:29:28.320

Christopher Carthy: Extended geophones extended you know Hall, there actually needs to be a lot of engineering that has to still be proven

225

00:29:28.800 --> 00:29:43.590

Christopher Carthy: And that engineering and construction plan for this driveway, if we if we should go that far that construction plan, which is quite a, quite an ordeal that to create but that construction plan will

226

00:29:45.090 --> 00:30:04.140

Christopher Carthy: Also, tell us just how many, how many, how much cubic footage of geo phone was going into the project versus how much cubic footage of Phil and how much of it is on site and moved around versus how much of it's important. And that's part of their obligation to to prove to the

227

00:30:04.380 --> 00:30:04.920

Christopher Carthy: planning group.

228

00:30:06.930 --> 00:30:07.440

George's iPhone: Thank you.

229

00:30:09.900 --> 00:30:15.480

Christopher Carthy: You know, part of, you know, what I would say the planning board again, unfortunately, is

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00:30:16.800 --> 00:30:19.500

Christopher Carthy: You know, so let me just ask a question before I say that

231

00:30:20.580 --> 00:30:22.200

Christopher Carthy: Can we just review, please.

232

00:30:23.520 --> 00:30:32.220

Christopher Carthy: Still, the amount you're saying now we're down to 2000 years of disturbance with this preferred plan that I believe that to the chart said

233

00:30:32.490 --> 00:30:33.270

Peter Gregory: That's correct. So

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00:30:33.660 --> 00:30:37.440

Christopher Carthy: And Pete, how much chipping

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00:30:40.080 --> 00:30:50.490

Peter Gregory: There's there's gonna be some chipping possibly up in the area as we approached the front entrance to the to the House on 24 Davis, we are going to be cutting some of that slope down

236

00:30:52.080 --> 00:31:02.340

Peter Gregory: We're probably going to find some rock up there. I would assume so. The area that we see in the brown shading here is probably the location that would require some rock removal

237

00:31:03.630 --> 00:31:13.560

Christopher Carthy: And you have a sense of how many days of tripping. We're going to need there. I mean, those are very hard question to ask and answer by the one. So, I mean, I don't know, just say, I don't know.

238

00:31:13.560 --> 00:31:26.220

Peter Gregory: I'm not sure, you know, but it's it's it depends on what they find when they get there. You know, they may find that some of it comes up quickly. Initially, and as we get a little deeper than it may take longer. But no, I don't have an idea on that yet for

239

00:31:26.820 --> 00:31:35.520

Nazar Massouh: Pete just based on my knowledge of our property, though, it's much more about filled and chipping just knowing, knowing that area so

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00:31:36.510 --> 00:31:50.580

Nazar Massouh: Christopher, I, I would say that, based on my nine scientific knowledge. There's going to be little required because it's a fairly open access area. It'll just be required, just to ease the slope, a little bit but not

241

00:31:51.120 --> 00:31:53.460

Nazar Massouh: And it's not tremendous it's mainly Phil So

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00:31:54.120 --> 00:31:59.880

Christopher Carthy: So then we get I come back to the planning board which is I appreciate the album's making some interesting

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00:32:01.830 --> 00:32:06.630

Christopher Carthy: Efforts here to reduce the amount of foot traffic that's coming in truck traffic that's coming in.

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00:32:08.970 --> 00:32:17.460

Christopher Carthy: But I still have to ask the question, which is, do we as a planning board think that this is a project that we want to support

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00:32:18.960 --> 00:32:28.230

Christopher Carthy: In lieu of, you know, given the fact that there is an existing driveway. All of this construction is to produce a lot line chains.

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00:32:28.680 --> 00:32:42.030

Christopher Carthy: For a pool for an amenity and that's quite frankly, where I have some reservations about this project because it's a lot of disturbance to the community.

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00:32:42.630 --> 00:32:52.080

Christopher Carthy: For not a whole lot of gain for the community and. That's my concern, even though it's important to the applicant, which I appreciate

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00:32:52.530 --> 00:33:05.130

Christopher Carthy: I still have some reservations about embracing this product project for that reason. Unfortunately, I would love to just, you know, embrace it open heart, you know, with open arms. But that's my reservation.

249

00:33:06.600 --> 00:33:16.950

JANE BLACK: And Chris, I would have to go back to what John was saying at the beginning, general discussion that we have in the conservation board is when discussing

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00:33:17.820 --> 00:33:35.640

JANE BLACK: A great impact to the wetland or the wetland buffer is whether it's really an s on necessity or is it just an entity that is really not necessary. And yes, and this I can certainly understand why the

251

00:33:37.770 --> 00:33:47.190

JANE BLACK: Almost homeowner would like to do this, and it certainly improve the property, but whether it again. I'm not sure whether it is

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00:33:48.270 --> 00:33:55.980

JANE BLACK: Expected tremendous impact on steep slopes. Wet Ones when buffers and status.

253

00:34:03.810 --> 00:34:23.610

Christopher Carthy: Thank you, Jan. Well, I'm just keeping an eye on the time to Pete. Can you address those concerns. Now, can we just get to the bottom of the report refresh the board's memory. Please on disturbance quantity of disturbances and how you're managing that steep slope and all and

254

00:34:25.350 --> 00:34:25.860

Christopher Carthy: Disturbing

255

00:34:29.760 --> 00:34:31.770

Christopher Carthy: In elevation changes that you've created.

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00:34:33.360 --> 00:34:40.620

Peter Gregory: Well, you know, I think that we've we've the plan has improved as we've progressed.

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00:34:40.740 --> 00:34:53.820

Peter Gregory: Right, as I mentioned, we've eliminated any impacts to the wetlands our buffer disturbance has been reduced, you know, almost in

half, from what we had shown when we initially had committed had our, our sidewalk.

258

00:34:54.990 --> 00:34:58.350

Peter Gregory: There is going to be disturbance to the slopes, but

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00:35:00.360 --> 00:35:09.330

Peter Gregory: That you know we are offering mitigation and I think based on what Richard has developed. I think we're going to create something that's better than that's there now.

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00:35:10.560 --> 00:35:14.880

Peter Gregory: You know, there we are. We have a driveway. That's very close to the wetland area.

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00:35:16.380 --> 00:35:16.980

Peter Gregory: We have

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00:35:18.930 --> 00:35:29.490

Peter Gregory: We're going to be removing that we're going to be improving some of the plan teaser and also possibly even enhance some of the wetland areas that are there. It's possible.

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00:35:30.090 --> 00:35:43.110

Peter Gregory: Based on how we're going to manage and control some of our stormwater runoff. So, you know, while there is an impact to 24 Davis and some of those features. I think our mitigation is going to create something that's much better.

264

00:35:44.430 --> 00:35:52.590

Peter Gregory: Than is there now and even possibly improve the configuration of the driveway. A better driveway up to 24 Davis.

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00:35:55.230 --> 00:35:57.900

Nazar Massouh: That's definitely the case, it's going to be a safer driveway.

266

00:35:58.230 --> 00:36:08.880

Nazar Massouh: A shorter driveway, not as sharp over turn and we're definitely committed to improving the overall layout in aesthetics and move that away from the wetlands.

267

00:36:09.900 --> 00:36:17.730

Nazar Massouh: And of course the we're planning to improve things for our neighbor as well. So we're not just doing it for just for ourselves.

268

00:36:18.480 --> 00:36:26.040

John Krupa: Yeah, and and Chris I think just just my opinion, please. Anyone else to contradict me, but I think from what we're hearing

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00:36:26.580 --> 00:36:34.800

John Krupa: From the applicant and and and his team. I think that this isn't going to be really an issue of mitigation. You know that they definitely seem

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00:36:35.040 --> 00:36:41.940

John Krupa: intent on properly mitigating the disturbance that they do. And then all work has been removed from the wetland and

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00:36:42.330 --> 00:36:48.600

John Krupa: And I agree. The, the disturbance to wetlands buffer has been greatly reduced over these iterations that we're seeing here and stuff like that.

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00:36:48.810 --> 00:37:00.570

John Krupa: So I think this is and I hate to play pass the buck. But I think this to the planning board to say is this, is this really a question of a project that one move forward on because I think the mitigation is probably going to

273

00:37:02.100 --> 00:37:02.790

John Krupa: Be okay

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00:37:02.820 --> 00:37:03.780

Christopher Carthy: From what I learned at

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00:37:04.950 --> 00:37:05.760

Christopher Carthy: That point john

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00:37:06.150 --> 00:37:08.790

Christopher Carthy: I totally appreciate that point. Yeah. That's a good point.

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00:37:09.630 --> 00:37:12.150

JANE BLACK: Or something like ample area here maybe

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00:37:14.640 --> 00:37:15.630

John Krupa: Yeah yeah

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00:37:16.140 --> 00:37:16.560

Mm hmm.

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00:37:21.210 --> 00:37:22.170

Christopher Carthy: So I'm

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00:37:24.240 --> 00:37:27.000

Christopher Carthy: Jim, Larry, Michael, Steve.

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00:37:27.510 --> 00:37:28.920

Christopher Carthy: Or anything you want to add to this.

283

00:37:30.870 --> 00:37:32.670

Steven Sauro: couple quick questions. One for Pete

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00:37:35.610 --> 00:37:37.140

Steven Sauro: I'm trying to wrap my head around.

285

00:37:38.340 --> 00:37:55.770

Steven Sauro: This difference between the foam, as well as normal aggregate on the section you had showed us a little bit little bit while ago you had thank up on the upper knob and the brown area. I was hoping that you were gonna say we have to excavated

286

00:37:56.010 --> 00:37:57.300

Steven Sauro: A lot more rock and just

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00:37:57.300 --> 00:38:00.270

Steven Sauro: Basically take the high spot and put it in the low spot.

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00:38:01.620 --> 00:38:11.520

Steven Sauro: And you have 2100 cubic yards of Phil, I was hoping you were gonna say you were going to generate half that with your excavation towards the top of the property.

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00:38:12.030 --> 00:38:26.310

Steven Sauro: But you're not. It sounds. I'm trying to squint here I have, I have a little iPad in front of me. So I can't see you there. The numbers and so on and so forth. So I was hoping you were going to reduce that 2100 square foot cubic yard of Phil to a restaurant mount

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00:38:27.540 --> 00:38:31.290

Steven Sauro: To where I'm a traditionalist I would rather see

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00:38:33.930 --> 00:38:38.400

Steven Sauro: Normal aggregate, you know, net natural, natural elements back to the land.

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00:38:40.260 --> 00:38:48.360

Steven Sauro: Such as boulders and even, I think, I think one of the conservation board members it, forgive me. I THINK IT WAS JOHN or four I forgot who mentioned

293

00:38:49.410 --> 00:38:52.620

Steven Sauro: The block the concrete blocks and so on and so forth.

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00:38:54.390 --> 00:38:55.710

Steven Sauro: I'm just, I'm still a little

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00:38:57.090 --> 00:39:06.180

Steven Sauro: uneasy about the foam and what it's comprised of I know it has been done before, but I still can't wrap my head around the height of this at the at the

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00:39:07.860 --> 00:39:14.370

Steven Sauro: Highest point that you're going to fill. Do you have any idea how, how, what kind of height that that is going to be, Pete.

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00:39:15.330 --> 00:39:20.670

Peter Gregory: Well, the you know the Phil section is approaching 20 feet.

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00:39:21.840 --> 00:39:33.330

Peter Gregory: So the idea was, is to use a combination of that product maybe bring it up 10 to 15 feet and make up the difference with some of the excavated material that's up that's being generated on the site.

299

00:39:34.170 --> 00:39:41.820

Steven Sauro: Okay, now, quick question. Now you also under Section detail on the on the information in the pamphlet you gave us on in your submission

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00:39:42.630 --> 00:39:54.870

Steven Sauro: It planes out at about a 20 degree angle. And I think somebody said, it does go vertical after a while because if you're filling 20 feet. It's going to have to go vertical, correct me from wrong and the phone block.

301

00:39:55.950 --> 00:40:03.720

Steven Sauro: Because added 20 degree angle from the edge of the road bed straight out, you'll be all the way out to David strat if you're going 20 feet up.

302

00:40:04.230 --> 00:40:10.980

Steven Sauro: So in other words, at one point, I think you're going to have to go vertical stack vertically with that phone block if we if we, if we go with that.

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00:40:11.580 --> 00:40:19.020

Steven Sauro: Choice. And if you do that, how are you going to face that phone block with what materials, would it look. What is it going to be a natural materials are going to be

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00:40:20.160 --> 00:40:26.670

Steven Sauro: How you're going to face it, and with what kind of product that's another thing I'm trying to wrap my head around this one. Is that a two on one on to. So it says

305

00:40:26.880 --> 00:40:29.250

Steven Sauro: Yes. And this is a soon I guess that 20 degrees is

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00:40:29.280 --> 00:40:33.720

Steven Sauro: 22 and a half degree angle. So at one point, you're gonna have to go vertical if it's 20 feet.

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00:40:36.570 --> 00:40:37.950

IQ-Richard Quigley: Now the material step.

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00:40:38.400 --> 00:40:49.350

Peter Gregory: It steps down this this is assuming this section does not take into consideration, using the product. This is if we were to regraded our side slopes and earth.

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00:40:50.730 --> 00:40:59.040

Peter Gregory: With the tutor one slopes with our stabled slopes. This is how far that would extend beyond the roadway.

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00:41:00.180 --> 00:41:03.360

Peter Gregory: within that area, we would use that product.

311

00:41:05.460 --> 00:41:07.260

Steven Sauro: I've seen sections of this stuff. Like, I get it.

312

00:41:07.290 --> 00:41:10.650

Peter Gregory: Yeah, and then the outer portion in here.

313

00:41:11.760 --> 00:41:17.220

Peter Gregory: Would be covered and held back with the earth, you know,

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00:41:18.330 --> 00:41:27.120

Peter Gregory: Earth film material. Some of those boulders that are on site to help keep that down and create pockets where planting could occur in that area.

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00:41:27.510 --> 00:41:27.720

Peter Gregory: And you

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00:41:27.960 --> 00:41:30.810

Steven Sauro: Know, I, I appreciate that. Humor me for one second.

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00:41:30.930 --> 00:41:32.070

Steven Sauro: It's 20 foot

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00:41:32.340 --> 00:41:38.520

Steven Sauro: An elevation at the highest point of the Phil roughly two to one, you're going out 40 feet.

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00:41:38.670 --> 00:41:39.480

Peter Gregory: That's right, yeah.

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00:41:39.930 --> 00:41:47.670

Steven Sauro: If you go out 40 feet. How far down that slope that steep slope. Does it take you. In other words, you know, almost, you know, almost trying to change that hill. If you know

321

00:41:47.880 --> 00:41:49.260

Peter Gregory: You're correct. That's correct.

322

00:41:49.470 --> 00:41:55.500

Peter Gregory: And I think that's where these plans have improved because we've been able to

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00:41:57.060 --> 00:42:05.700

Peter Gregory: That's the extent of our that's considering a worst case scenario filling with earth and and that's the extent, how far it's being chased down the slope.

324

00:42:06.210 --> 00:42:07.920

Steven Sauro: And okay, that's, that's about 40 feet.

325

00:42:07.950 --> 00:42:10.590

Peter Gregory: You think that that's correct. And, and I think by

326

00:42:10.860 --> 00:42:15.210

Peter Gregory: Extending it further extending the driveway further into the property.

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00:42:16.530 --> 00:42:21.930

Peter Gregory: Creating some additional length and getting around this area where these wetlands are

328

00:42:25.890 --> 00:42:35.940

Peter Gregory: Down in here trying to get this driveway up further in and around has allowed us to climb get around the wetland area and

329

00:42:36.570 --> 00:42:53.940

Peter Gregory: Have just as a smaller section where we have that that deeper Phil and in this case here. Yes, that would be the extent of where that grading would be compared to, you know, what we had shown initially where it was really, as you mentioned, we're chasing that grade down the hill.

330

00:42:55.500 --> 00:43:05.550

Peter Gregory: And by utilizing some of those boulders on site, as you mentioned, holding that material we may have the ability to reduce that even further that footprint that's there now. Right.

331

00:43:06.570 --> 00:43:08.160

Nazar Massouh: Steve, you have a set

332

00:43:08.400 --> 00:43:13.740

Nazar Massouh: Oh yeah, you had a and the Jason questions which is where's the local Phil coming from right so i think

333

00:43:16.110 --> 00:43:16.980

Nazar Massouh: Shall we address that.

334

00:43:19.440 --> 00:43:26.970

Steven Sauro: Before you answer that. I do think that this is a much, let me just chime in. This is a much more advantageous layout. I think where you're getting

335

00:43:28.110 --> 00:43:43.200

Steven Sauro: This is a much this is the best scenario that I've seen so far. And I'm glad I'm glad you guys are proposing this right here. I was hoping you were going to have a lot more Phil generated from the construction. So, so the import is not as extensive

336

00:43:45.060 --> 00:43:57.090

Peter Gregory: While they're there, if, if the two projects were to occur at the same time, we haven't figured that into the calculation, but there would be material generated from the foundation for the addition, as well as for the pool area.

337

00:43:58.230 --> 00:44:06.000

Peter Gregory: So there would be some more that could be figured into this to see if we can lower that 2100 cubic yard number even further.

338

00:44:07.140 --> 00:44:14.280

Nazar Massouh: Yeah, so, and I wanted to add that. Yeah, that that is our intention. Now, I think the planning board was

339

00:44:14.970 --> 00:44:19.560

Nazar Massouh: Careful in mentioning that at the last meeting. So we took that out and they advisement and

340

00:44:20.190 --> 00:44:32.700

Nazar Massouh: I think my wife and I prepared to move forward with that project concurrently. So that way we can literally just take some fill up on top. And then, you know, move it, move it down toward the driveway. So

341

00:44:33.600 --> 00:44:36.750

Steven Sauro: Thank you. Thank you for your thanks for your time, guys. I appreciate it.

342

00:44:37.140 --> 00:44:40.170

Steven Sauro: Last, last thing I'm going to say we were chasing the clock.

343

00:44:41.190 --> 00:44:41.940

Steven Sauro: Is um

344

00:44:45.420 --> 00:44:49.770

Steven Sauro: I'm going to put my planning pasties my conservation board hat on for a second. If you guys could just

345

00:44:50.820 --> 00:44:52.290

Steven Sauro: alleviate some more of the

346

00:44:55.020 --> 00:45:07.740

Steven Sauro: Chemical properties of this phone going, if you can help us alleviate some of our fears without a little more I'd be much more comfortable with that as well. I don't know how that's going to happen. I don't know what you guys going to do about that but

347

00:45:08.850 --> 00:45:09.450

Steven Sauro: As far as

348

00:45:10.950 --> 00:45:23.700

Steven Sauro: Mitigation. I think the conservation board, the people on the boards hit it right on the head. There's much you can do to make this place factor. It's a natural state and I'm trying to achieve that, as well. Trying to get this place back to as much of a natural state as possible.

349

00:45:24.780 --> 00:45:26.460

Steven Sauro: If we do attempt to do this project.

350

00:45:27.750 --> 00:45:28.140

Christopher Carthy: Okay.

351

00:45:28.410 --> 00:45:28.890

Well,

352

00:45:30.150 --> 00:45:32.730

Christopher Carthy: Thank you. We're gonna have to call it a day.

353

00:45:36.270 --> 00:45:37.140

Christopher Carthy: So,

354

00:45:37.620 --> 00:45:39.330

Christopher Carthy: Gentlemen, thank you for joining us.

355

00:45:39.810 --> 00:45:43.200

Christopher Carthy: And we have cold today we have a seven o'clock planning board meeting, okay.

356

00:45:44.250 --> 00:45:45.090

George's iPhone: Thank you very much.

357

00:45:45.570 --> 00:45:46.290

Kory Salomone: For your time.

358

00:45:46.350 --> 00:45:48.000

Kory Salomone: appreciate a good Thanksgiving, everybody.

359

00:45:48.570 --> 00:45:49.350

Nazar Massouh: Thank you very much.

360

00:45:49.650 --> 00:45:49.920

IQ-Richard Quigley: Thank you.

361

00:45:50.670 --> 00:45:51.060

I'll

362

00:45:54.540 --> 00:45:56.610

Jim Jensen: Do we stay on this or we have to log off and log

363

00:45:57.330 --> 00:45:58.230

Christopher Carthy: No, no. Stay on

364

00:45:58.650 --> 00:45:59.340

Christopher Carthy: Stay on

365

00:46:00.090 --> 00:46:02.760

Adam Kaufman: After seven o'clock right now so we can

366

00:46:03.870 --> 00:46:06.210

Adam Kaufman: Can start the meeting in a minute. You just want a

367

00:46:07.320 --> 00:46:07.560

Christopher Carthy: Little

368

00:46:07.740 --> 00:46:13.710

Valerie B Desimone: Adam did we have to do a formal like a journey. The work session or not really that we're emotional needs to be made for that or no.

369

00:46:15.720 --> 00:46:19.530

Adam Kaufman: Yeah, I don't think Christopher opens up the meeting, per se, right, originally

370

00:46:19.590 --> 00:46:20.310

Christopher Carthy: I did.

371

00:46:20.550 --> 00:46:20.880

Yes.

372

00:46:22.320 --> 00:46:25.050

Christopher Carthy: I did say welcome to the planning sessions I didn't

373

00:46:25.350 --> 00:46:38.640

Adam Kaufman: I didn't. Yeah, that's probably good enough. But yeah, we should open up the regular meeting. We have a one hearing tonight. Right. Yes. Yeah. So whenever you're ready, we can we can start to read

374

00:46:40.740 --> 00:46:41.130

Christopher Carthy: Okay.

375

00:46:42.150 --> 00:46:50.130

Andy Block: dropping off. Steve, I appreciate your comment is statements about his understanding it doesn't degree, maybe feel a little queasy to

376

00:46:50.760 --> 00:46:51.300

Christopher Carthy: Thank you.

377

00:46:53.040 --> 00:46:53.310

Andy Block: Hey,

378

00:46:53.910 --> 00:46:55.860

Adam Kaufman: Who's staying on from the conservation board.

379

00:46:56.220 --> 00:46:57.750

John Krupa: That'll be me. I'm I'm staying. Okay.

380

00:47:00.570 --> 00:47:03.540

Christopher Carthy: So, oh we ready to go to the PV meeting.

381

00:47:04.290 --> 00:47:05.970

Adam Kaufman: Let me just

382

00:47:07.140 --> 00:47:09.240

Adam Kaufman: Get George here.

383

00:47:10.890 --> 00:47:13.170

Adam (he/him): JOHN I think this was my night you're going to cover

384

00:47:13.800 --> 00:47:28.320

John Krupa: Yeah, actually, Adam, doing some confusion on that Jane and I originally had it, if, if, if you want to stay on. I can help. My daughter with some AP US history tonight if you if you want to stay on. Go right ahead. But I was planning on staying on your call.

385

00:47:28.800 --> 00:47:29.130

Your

386

00:47:30.390 --> 00:47:33.390

Adam (he/him): John your call daughter taking AP history so you

387

00:47:33.390 --> 00:47:37.530

John Krupa: Decide. Okay, Adam you on stay on for me then that would be great for me.

388

00:47:37.860 --> 00:47:42.210

Adam (he/him): Awesome. Chris promises to move it along at a, at a very rapid pace.

389

00:47:43.980 --> 00:47:45.180

Adam Kaufman: Know if we could promise that

390

00:47:45.360 --> 00:47:45.630

Yeah.

391

00:47:47.250 --> 00:47:51.030

John Krupa: Well then, Chris. Adam and planning board great seeing you all

392

00:47:51.030 --> 00:47:52.740

John Krupa: Have a great Thanksgiving, everybody.

393

00:47:53.400 --> 00:47:53.820

Adam Kaufman: Thank you.

394

00:47:59.580 --> 00:48:02.310

Adam Kaufman: Christopher you wanted to let the next group in

395

00:48:02.520 --> 00:48:05.880

Christopher Carthy: Yeah, we have any minutes to improve know we go

396

00:48:06.480 --> 00:48:07.800

Valerie B Desimone: Now that was a long meeting.

397

00:48:16.530 --> 00:48:18.570

Christopher Carthy: Do we have to read a notice a public hearing for this.

398

00:48:18.570 --> 00:48:19.140

Adam Kaufman: Vs.

399

00:48:19.620 --> 00:48:19.980

Who has

400

00:48:21.180 --> 00:48:25.170

Valerie B Desimone: You know, I just realized I didn't email that out. So I'm jumping in there now to get it.

401

00:48:26.130 --> 00:48:27.210

Christopher Carthy: send it over to me though.

402

00:48:27.630 --> 00:48:28.020

Okay.

403

00:48:34.170 --> 00:48:38.850

Valerie B Desimone: Little off my game. I was expecting to be back and work today and not home.

404

00:48:42.390 --> 00:48:42.810

Adam Kaufman: Last

405

00:48:43.230 --> 00:48:43.740

Question.

406

00:48:50.640 --> 00:48:52.800

Valerie B Desimone: Since I have it in front of me. Do you want me to just read

407

00:48:54.030 --> 00:48:54.180

Christopher Carthy: It.

408

00:48:56.040 --> 00:49:01.350

Valerie B Desimone: Notices here by, given that the North castle planning board will hold a public hearing online on NC TV.

409

00:49:02.760 --> 00:49:11.460

Valerie B Desimone: Www dot North castle ny.com slash pages slash and CTV and in our mock and Thanks Phil on NC cable.

410

00:49:12.000 --> 00:49:19.170

Valerie B Desimone: Vision 18 and Verizon 39 in North White Plains on Monday, November 23 2020 at 7pm or soon thereafter.

411

00:49:19.560 --> 00:49:30.510

Valerie B Desimone: When any person may be heard in favor of or against the one bed for thankful road solar site plan application, which proposes the installation of 448 Roof Mounted solar modules.

412

00:49:31.320 --> 00:49:39.660

Valerie B Desimone: The property is located at one Bedford banks will road and no another North cast tax maps as lots 102 point oh four dash one dash 21

413

00:49:40.110 --> 00:49:48.390

Valerie B Desimone: And located within the CB be zoning district public comments can be submitted to planning at North castle and why calm during the meeting.

414

00:49:48.660 --> 00:50:00.960

Valerie B Desimone: And the invitation to the meeting will be given. If you would like to provide live comments, the board during this meeting all paperwork is in order for this application or there or anyone in the waiting room regarding this hearing.

415

00:50:01.620 --> 00:50:07.650

Adam Kaufman: Yeah, we have Mike. He looks like he's having difficulty connecting to audio so I could make the presentation. If

416

00:50:07.830 --> 00:50:10.140

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

417

00:50:11.640 --> 00:50:12.300

Christopher Carthy: Public Hearing

418

00:50:13.320 --> 00:50:13.770

Steven Sauro: A second

419

00:50:14.280 --> 00:50:15.000

Christopher Carthy: All in favor.

420

00:50:15.390 --> 00:50:15.690

I

421

00:50:18.030 --> 00:50:19.920

Christopher Carthy: Make this presentation is pretty

422

00:50:19.920 --> 00:50:29.460

Adam Kaufman: Straightforward. Yes, it is. At this point, we don't have any comments from the public. I'll go ahead and pull up plans to share. So just bear with me.

423

00:50:31.950 --> 00:50:39.360

Christopher Carthy: The back of this project PHASES OF CONSTRUCTION like your construction yard. Yeah. As I recall, right, if

424

00:50:39.780 --> 00:50:41.010

Adam Kaufman: You guys can see my screen.

425

00:50:42.330 --> 00:50:50.040

Adam Kaufman: Yes. Okay, so what we're talking about is the installation of a large solar roof mounted solar array.

426

00:50:50.760 --> 00:51:07.200

Adam Kaufman: It's the banks Ville tennis club where where this is being proposed, you can Christopher referencing the industrial property that this faces that's located in this section there really no no significant impacts visually.

427

00:51:08.640 --> 00:51:17.040

Adam Kaufman: It's mounted on the roof. It won't be visible from the street. It won't even be that visible from the Jason property since its high on on the roof.

428

00:51:18.180 --> 00:51:23.100

Adam Kaufman: That's a better view gives you the the context of where it is.

429

00:51:24.810 --> 00:51:41.820

Adam Kaufman: That's really the essence of that w some equipment that's going to be installed along the building aside in this location, but most of that will be screened certain existing sorry about that some existing landscaping that's that's on the site.

430

00:51:43.410 --> 00:51:54.570

Christopher Carthy: Team we review this project blast meeting you can recall to, um, so I can't imagine we have much to say here. Does anyone want to add anything

431

00:51:56.310 --> 00:52:02.520

Jim Jensen: I just have a question, just on a note about all the electrical gear. That's going to be on the face of the building.

432

00:52:04.320 --> 00:52:10.020

Jim Jensen: Is of landscaping between that and the curb line sufficient or so to be some sort of

433

00:52:10.530 --> 00:52:13.140

Jim Jensen: Safety fence around that. But it does appear to be a lot of

434

00:52:13.830 --> 00:52:19.890

Jim Jensen: High voltage electrical gear on the exterior of the building. And I don't know who accesses that that building. And this should be

435

00:52:20.940 --> 00:52:22.620

Jim Jensen: Almost like an electrical closet in a

436

00:52:23.280 --> 00:52:26.310

Christopher Carthy: Game. That's great, great question. Too much true

437

00:52:29.160 --> 00:52:33.870

mtarzian: My, my speaker I think might have been a little bit messed up there. You can everyone hear me okay

438

00:52:33.900 --> 00:52:43.410

Adam Kaufman: Yeah, we can, yeah, I do want to address that you probably in a better position to know how often that that area needs to be accessed and protection.

439

00:52:43.710 --> 00:52:46.650

mtarzian: Yeah. Can someone just repeat what they were saying.

440

00:52:47.130 --> 00:52:59.370

Adam Kaufman: Oh Jim was asking the equipment that's going to be necessary for the solar array that's being mounted on the front facade between the wall and the parking area.

441

00:52:59.640 --> 00:53:03.870

Adam Kaufman: How does that need to be protected and how often is it going to be accessed.

442

00:53:04.800 --> 00:53:21.300

mtarzian: It doesn't need to be protected and will only be accessed, if there is a problem with the system, which is pretty rare. We usually have service calls on the system's maybe like once every 10 years so it's mounted in the system. It's all Nima three are enclose so

443

00:53:21.420 --> 00:53:25.620

mtarzian: It's waterproof. It's basically everything group all the disconnects are locked

444

00:53:27.000 --> 00:53:43.860

mtarzian: All the conduits are made of steel. So someone would have to wait. Go out there and try and like cut the pipes open in order to like damage it or anything like that. All the combined panels are locked. So yeah, that's pretty. Yeah, that's, I guess that's pretty standard side.

445

00:53:45.720 --> 00:53:52.350

Christopher Carthy: Is a conventional for it not to have a pledge a lot fence in front of it are locked gate in front of it.

446

00:53:53.850 --> 00:54:00.630

mtarzian: Yeah for for smaller systems like this. Absolutely. We're dealing with medium voltage

447

00:54:02.160 --> 00:54:12.750

mtarzian: Will definitely put a fence around something like that or if there's a transformer like a large transformer or something going up to medium voltage will definitely do that. But if it's

448

00:54:13.800 --> 00:54:15.270

mtarzian: If it's 208 volts.

449

00:54:16.350 --> 00:54:18.810

mtarzian: We don't usually goes at the NBC

450

00:54:19.980 --> 00:54:20.370

mtarzian: And

451

00:54:21.480 --> 00:54:37.080

mtarzian: And yes, so that's not usually standard practice just, I mean, normal people house, house outlets are 240 so and we don't close around that. It's usually if you're if you're over 13,000 volts. That's when all the

452

00:54:38.160 --> 00:54:38.490

mtarzian: Fire

453

00:54:40.830 --> 00:54:41.880

Christopher Carthy: Jimmy okay with that.

454

00:54:41.910 --> 00:54:43.950

Jim Jensen: I'm fine. Yeah, I just wanted to ask the question, and

455

00:54:43.950 --> 00:54:44.250

Jim Jensen: Thank you.

456

00:54:45.570 --> 00:54:48.450

Christopher Carthy: Thank you Jim. Good question. I appreciate that point.

457

00:54:49.080 --> 00:54:49.860

Christopher Carthy: I'd so

458
00:54:50.100 --> 00:54:52.410
Christopher Carthy: I'm making a motion to close the public hearing

459
00:54:54.390 --> 00:54:54.630
Larry Ruisi: Back.

460
00:54:55.500 --> 00:54:56.190
Christopher Carthy: Well, I'm favorite favor

461
00:54:56.520 --> 00:54:57.540
Steven Sauro: Aye. Aye.

462
00:54:58.140 --> 00:55:00.090
Christopher Carthy: Make a motion to adopt the negative deck.

463
00:55:01.770 --> 00:55:02.190
Larry Ruisi: Second,

464
00:55:02.820 --> 00:55:03.540
Christopher Carthy: All in favor.

465
00:55:03.900 --> 00:55:04.440
Jim Jensen: Aye. Aye.

466
00:55:06.330 --> 00:55:08.790
Christopher Carthy: And I'll make a motion to adopt a resolution.

467
00:55:09.870 --> 00:55:10.290
Larry Ruisi: Second,

468
00:55:10.860 --> 00:55:11.580
Christopher Carthy: All in favor.

469
00:55:12.030 --> 00:55:12.360
I

470
00:55:13.530 --> 00:55:15.630
Christopher Carthy: Guess. Thank you very much.

471

00:55:17.820 --> 00:55:20.790

mtarzian: Hey, is there anything else that you guys need from us.

472

00:55:21.360 --> 00:55:33.270

Adam Kaufman: Well, what will that will send around the resolution for you to sign them will need the final plans for signature, but don't be enough, you know, we'll coordinate that with staff nothing with the board at this point.

473

00:55:36.780 --> 00:55:55.800

Christopher Carthy: The next application before us is a discussion of 360 Main Street. That's the Sunoco station on Main Street right now, when I talk about renovation of that gas station the existing convenience store and derived with all contemporary convenience store.

474

00:56:08.100 --> 00:56:08.820

Christopher Carthy: Little room.

475

00:56:12.540 --> 00:56:14.940

Adam Kaufman: I think I got the whole team here.

476

00:56:16.050 --> 00:56:18.270

Adam Kaufman: For missing anyone, let me know. Okay.

477

00:56:23.160 --> 00:56:24.630

Adam Kaufman: Who's gonna start David, are you there.

478

00:56:24.810 --> 00:56:29.190

David Steinmetz: Yes, I am. Thank you. Well, thanks. Adam Good evening, Mr. Chairman, members of the board.

479

00:56:29.790 --> 00:56:37.110

David Steinmetz: Good to see you all. David Steinmetz from the law firm of Zion and Steinmetz I'm here this evening, representing say Dan realty

480

00:56:37.800 --> 00:56:49.830

David Steinmetz: With regard to the Sunoco gas station that you're obviously all quite familiar with. I'm joined this evening by my clients Aidan nashwan I'm also joined by my colleague

481

00:56:50.310 --> 00:57:06.660

David Steinmetz: Matt XL and Samantha Laverne from chasing engineering where we're pleased to to kick off tonight's application for a site plan review and amendment of the site. Essentially what we're here for.

482

00:57:06.720 --> 00:57:17.340

David Steinmetz: What largely amounts to an interior renovation and repurposing of the existing gas station. Nothing is changing with regard to pumps and pump bylines.

483

00:57:17.910 --> 00:57:23.700

David Steinmetz: Nothing is changing with regard to the footprint of the building. Instead what our client is proposing.

484

00:57:24.180 --> 00:57:35.250

David Steinmetz: Is to convert the existing 1475 foot convenience store that exists today as well as the 1550 square foot auto repair shop.

485

00:57:35.550 --> 00:57:44.070

David Steinmetz: And converted into a modern larger convenience store. As I said, there would be no change to the footprint of the building the applicant is

486

00:57:44.580 --> 00:57:56.100

David Steinmetz: Already in the process of moving forward with phasing out the existing auto auto repair shop. It's being phased out due to a variety of economic realities that exists at the site.

487

00:57:56.610 --> 00:58:00.390

David Steinmetz: It's being phased out for a number of realities that exist beyond the site.

488

00:58:01.020 --> 00:58:11.580

David Steinmetz: Today, more and more empirical data shows that folks are bringing their vehicles to car dealerships most vehicles today either have a longer extended warranty.

489

00:58:12.060 --> 00:58:21.570

David Steinmetz: Or have a package of maintenance that supplied by car dealerships so the need for the local auto repair facility has dwindled

490

00:58:22.140 --> 00:58:33.990

David Steinmetz: So our client has taken a look at existing trends wants to provide the community really with a state of the art convenience store with with greater offerings and if anything

491

00:58:34.530 --> 00:58:46.560

David Steinmetz: Surviving the last eight months has demonstrated that having a neighborhood convenience facility that is open with extended hours is something that's quite beneficial to the surrounding area.

492

00:58:47.340 --> 00:58:56.700

David Steinmetz: The proposal is to renovate the exterior and make it more attractive complement the architectural vernacular of downtown Armonk

493

00:58:57.600 --> 00:59:03.660

David Steinmetz: A stone veneer clapboard siding on the outside of the building and Samantha will walk us through some of the other

494

00:59:04.020 --> 00:59:15.780

David Steinmetz: Details with regard to the site plan the site plan, we believe will function. We actually think we're going to be able to bring the site integrator zoning conformity with regard to the relocation of some of the

495

00:59:16.530 --> 00:59:22.170

David Steinmetz: Out improvements that include the propane tank installment and ice cooler.

496

00:59:22.860 --> 00:59:30.810

David Steinmetz: There's also going to be some improved landscaping on site, particularly along the sites front to john 128 Samantha will point that out in a moment.

497

00:59:31.290 --> 00:59:45.000

David Steinmetz: As she shares screen. And we do have zoning compliant parking, taking into account the parking spaces that are being restrained and repaved on site as well as the parking associated with each of the individual fueling areas.

498

00:59:46.710 --> 00:59:58.560

David Steinmetz: We have received comments from Adam and Joe. We've had a chance. So we just received them I think on Friday. We've had a chance to study them and and think that we can address all of them satisfactorily I know our client.

499

00:59:59.070 --> 01:00:07.800

David Steinmetz: Which you may or may not realize owns a number of really first grade gas station and convenience store facilities throughout

500

01:00:08.190 --> 01:00:24.630

David Steinmetz: Westchester and the surrounding area. The surrounding counties say Don is really excited to invest in this site improve it and give the community. What it deserves. So with that, I'm going to turn it over to Samantha to walk us through the site plan the orientation on the site plan where

501

01:00:24.930 --> 01:00:28.350

David Steinmetz: Some things are changing externally and then we're happy to answer any questions.

502

01:00:30.030 --> 01:00:32.580

Samantha LoVerme: Thanks David. I'm just gonna share my screen here.

503

01:00:44.010 --> 01:00:52.590

Samantha LoVerme: So just a little recap again about the existing gas station that I'm sure you're all very familiar with. We have the eight fueling stations that

504

01:00:53.280 --> 01:01:01.290

Samantha LoVerme: Are in the front here. And then we have the one story building that's about half convenience store and have auto body repair in the South.

505

01:01:01.650 --> 01:01:17.640

Samantha LoVerme: east corner we have the oil storage, the dumpster enclosure and we have the propane and ice storage. We have double stash parking along the south of the property. And if you include the eight that are under the canopy. There's 32 parking spaces for this site.

506

01:01:19.470 --> 01:01:30.660

Samantha LoVerme: Moving along to the site plan the fueling and canopy will remain the same as David mentioned, along with the footprint of the building. The

507

01:01:31.530 --> 01:01:40.140

Samantha LoVerme: Building will be renovated along the interior and the exterior the exterior. We're going to be removing the garage doors will be

508

01:01:40.710 --> 01:01:50.760

Samantha LoVerme: Changing the facade of the building. And then along the inside as we said it will be converting to a complete convenience store will be raising the finished.

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01:01:51.180 --> 01:01:59.400

Samantha LoVerme: Floor elevation, mostly from the mechanic side to map in store. I know there was a comment about the floodplain.

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01:02:00.000 --> 01:02:08.910

Samantha LoVerme: concerns the floodplain elevation at least 377 will be raising the finished floor elevation to 370 8.5

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01:02:09.270 --> 01:02:16.170

Samantha LoVerme: I know that the town code requires the elevation to be two feet above the floodplain elevation

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01:02:16.530 --> 01:02:30.060

Samantha LoVerme: Because we're not changing the pumps or the sidewalk in front of the building, we are not able to raise the finished for elevation that high. We're just going to match the convenience store and we will have the building be flood proof.

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01:02:31.530 --> 01:02:40.980

Samantha LoVerme: along the south east corner we will be removing the oil storage as David mentioned and relocating the ice and propane tanks and the north side.

514

01:02:41.340 --> 01:02:53.400

Samantha LoVerme: Of the building, there's currently a sidewalk there, that leads to a outdoor bathroom that door will be removed and the bathroom will only be able to be accessed from the inside so those can be

515

01:02:54.420 --> 01:03:04.260

Samantha LoVerme: Fine, like a night north corner of the building. The refuse enclosure will be redone. But in the same location. This is just to be more

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01:03:04.680 --> 01:03:20.130

Samantha LoVerme: visually appealing. It'll be a masonry wall on three sides of the dumpsters. And then offense on the front side so that you don't actually see the dumpsters will have read redoing the parking along the southern property line top 10 spaces.

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01:03:21.450 --> 01:03:31.770

Samantha LoVerme: And we're adding a three and a half foot landscape offer from the property line and adding a curb to more differentiate the southern property which the townhomes and our site.

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01:03:32.970 --> 01:03:39.720

Samantha LoVerme: The parking will also be added along the eastern side three parking spaces which would be for employees only

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01:03:40.170 --> 01:03:45.060

David Steinmetz: At the going back to the south side. Can you just are we putting a fence. We're relocating a fence in that area.

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01:03:45.390 --> 01:03:59.760

Samantha LoVerme: Yeah, so we're going to propose a new friends along the south side and the eastern side will be connected along this whole way and then we'll leave a gap kind of where these front first two parking spaces are so that the highway department can get in and out in case of an emergency.

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01:04:03.390 --> 01:04:15.810

Samantha LoVerme: There'll be three parking spaces on the eastern side, it'll be for employees only and I know there was also a comment about circulation in this back area, it will be a one way, it's not marked. Currently, but we can add some

522

01:04:16.410 --> 01:04:33.510

Samantha LoVerme: Payment markings and revise the signage to get more clear that it's for employees only and that'll be a one way direction. We're also adding a very defined loading area at the north of the site. There's not currently have one single spot where the truck should be unloading or loading.

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01:04:34.590 --> 01:04:45.150

Samantha LoVerme: Also along the north part will be adding some more green space we are proposing to remove some pavement along the Northwest and the North East corners.

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01:04:46.050 --> 01:04:59.160

Samantha LoVerme: In the north east corner there is some encroachment from the neighboring building sidewalk and stairs. We're not proposing to remove that we just want to create more of a buffer between the two properties.

525

01:05:00.030 --> 01:05:07.350

Samantha LoVerme: As you'll see in the landscaping plan we're trying to put more screening between the two and just make it a little more

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01:05:08.910 --> 01:05:10.080

Samantha LoVerme: Green and appealing.

527

01:05:11.760 --> 01:05:21.450

Samantha LoVerme: The current site has about 96% impervious area and we're reducing it down to 88% in the proposed layout.

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01:05:25.650 --> 01:05:30.000

Samantha LoVerme: That's mostly all I have for the site plan for now.

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01:05:32.550 --> 01:05:37.140

Samantha LoVerme: I also have the architectural drawings, if no one has seen them yet. This is what is proposed.

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01:05:38.670 --> 01:05:46.680

Samantha LoVerme: The fence and the masonry wall and fence for the enclosure will all be designed to have a similar look to the building.

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01:05:51.990 --> 01:06:01.350

Christopher Carthy: You explain the difference between the West elevation one West elevation to when I can see the canopy was like, are you considering not considering taking their existing data be out

532

01:06:02.490 --> 01:06:14.370

Samantha LoVerme: Yeah, so the, the one on the left is showing the canopy with the feeling pumps on the one on the right is kind of like seeing through them, like, it's like, I guess if you're standing in the in the pump Island Ice Tea.

533

01:06:14.640 --> 01:06:18.810

Christopher Carthy: So in that case, I'm standing on the need the canopy, more or less, and that's what I'm seeing is kind of

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01:06:18.810 --> 01:06:19.110

Christopher Carthy: What you

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01:06:19.740 --> 01:06:28.050

David Steinmetz: Yeah, exactly. So the answer is no, they're not planning on taking out the canopy, but they were just trying to illustrate the front the building in its entirety.

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01:06:28.590 --> 01:06:29.520

Christopher Carthy: Okay, thank you.

537

01:06:29.790 --> 01:06:30.420

Absolutely.

538

01:06:32.730 --> 01:06:34.950

David Steinmetz: Samantha. Anything else that you wanted to cover

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01:06:36.000 --> 01:06:46.680

Samantha LoVerme: Um, there was a question that we had about the wetland mitigation that was brought up in the letters, one of our questions was, if we're reducing the amount of impervious area.

540

01:06:47.760 --> 01:06:58.560

Samantha LoVerme: Especially in this area towards the wetland closer to the wetland. Does that count towards the mitigation like as an increase in wetland buffer.

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01:06:58.800 --> 01:07:01.110

David Steinmetz: Can you can you pull down to your landscape. Sorry.

542

01:07:01.410 --> 01:07:04.620

David Steinmetz: No problem at all, just makes it easier for the board to understand

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01:07:09.540 --> 01:07:14.010

Samantha LoVerme: So like as part of the mitigation would increasing the wetland buffer encroachment be

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01:07:15.330 --> 01:07:18.540

Samantha LoVerme: A method of mitigation and

545

01:07:22.080 --> 01:07:35.280

Samantha LoVerme: Because obviously there's no room to do onsite mitigation and I guess another question would be if we were to remove this asphalt, that is on the neighboring property with that count towards a mitigation.

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01:07:37.110 --> 01:07:37.440

Joe Cermele: You know,

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01:07:38.670 --> 01:07:44.130

Joe Cermele: I would think so. Certainly, removing the impervious coverage will help you in that, with regard to stormwater management.

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01:07:45.450 --> 01:07:52.590

Joe Cermele: The. One of the questions we had in our memo was was exactly that, you know, the plan proposes to simply bisect that paved area with a curb

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01:07:53.760 --> 01:08:05.760

Joe Cermele: We were wondering why not just remove that as well. I don't know the particulars of the arrangement between owner, the property owner in the town for the use of that property, but if you're no longer going to use it for the station.

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01:08:06.780 --> 01:08:10.500

Joe Cermele: We would suggest that that as well be removed in its entirety.

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01:08:11.670 --> 01:08:18.090

Adam Kaufman: So I spoke to Jamie and he's we got to store vehicles. Right. Oh.

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01:08:18.150 --> 01:08:21.090

Adam Kaufman: Okay, yeah. So he's going to actually use that area.

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01:08:22.410 --> 01:08:35.100

Adam Kaufman: You know, another point was extending that fence, you know, maybe we have a gate. I wouldn't want you know fat gates going to be used once in a blue moon I rather have it screen, you know, the highway yard screened from

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01:08:35.790 --> 01:08:47.490

Adam Kaufman: From the property, you know, maybe we put a gate that that can be manually operated you know if there's an emergency and they can open it up and access it that way. But I think aesthetically, that would be better. So

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01:08:47.520 --> 01:08:51.030

David Steinmetz: We're happy to. We're happy to take that back that we hear the comment.

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01:08:51.900 --> 01:09:02.940

David Steinmetz: We wanted to make sure that there was functional use for the highway department and even did needed it. Obviously, it's in our interest to screen it out as much as it is in the highway departments interest to be screened out so

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01:09:03.450 --> 01:09:11.160

David Steinmetz: Yeah, we will take a close look at that and and Mr. Chairman, if you in the board have no objection in light of what Samantha explained

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01:09:11.400 --> 01:09:24.780

David Steinmetz: I think our team would like to confer with Adam and with Joe and see whether we are addressing the wetland mitigation by dealing with some of the landscaping and some of the pulling back from the wetland area and maybe that will be sufficient.

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01:09:25.230 --> 01:09:35.100

Adam Kaufman: Yeah, and I think overall, you know, this is a relatively simple plan. So, you know, we might even want to, you might want to start going to the ARV

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01:09:35.490 --> 01:09:50.910

Adam Kaufman: Might start want to start going to the conservation board so we can keep the process moving if there aren't any specific questions and Joe's members or my memo, you know, I'll expect you guys to address some of those and and you know we'll continue the review.

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01:09:51.330 --> 01:09:51.690

David Steinmetz: But there

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01:09:52.350 --> 01:09:57.810

Adam Kaufman: But there aren't any. I would say showstoppers or or major, major comments here.

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01:09:59.010 --> 01:10:08.040

David Steinmetz: It's good to hear, we're anxious to get going on client would like to begin implementing at the earliest possible date. So if the board doesn't have an objection. We're happy to advance

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01:10:08.490 --> 01:10:12.990

Adam Kaufman: Though I would like to hear from the board, see if they have any questions here.

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01:10:13.080 --> 01:10:22.500

Larry Ruisi: So, so I have just two quick things. You're not really the current Air Station is that remaining where it is.

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01:10:23.280 --> 01:10:25.080

Larry Ruisi: I noticed that's close to the

567

01:10:25.530 --> 01:10:27.720
Larry Ruisi: Loading no parking area.

568
01:10:28.680 --> 01:10:33.330
Samantha LoVerme: Yep, we can relocate that to be more towards the front of the site and more easily accessible.

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01:10:34.110 --> 01:10:39.180
Adam Kaufman: Yeah, that was actually one of my questions. I don't, I don't think I saw were existing

570
01:10:39.720 --> 01:10:42.180
Samantha LoVerme: I don't, I don't think it will show it.

571
01:10:42.690 --> 01:10:59.100
Larry Ruisi: Doesn't show on the on the drawing. Yeah. Okay, so, so the other question, despite really a question. It's a, it's a, maybe an observation. So you're going to expand this convenience store from 1500 to 3000 square feet.

572
01:11:00.240 --> 01:11:07.950
Larry Ruisi: When the other competitive gas station is completed across the street, there's going to be another convenience store there.

573
01:11:08.310 --> 01:11:20.580
Larry Ruisi: If you go down the block further, you got the bagel shop. You got country kitchen. You also have cause of the coffee shop. I just, you know, you know, thinking about

574
01:11:21.210 --> 01:11:40.950
Larry Ruisi: Trade Zone thinking about your customers. I just would would throw up a question of caution you know are, you know, is this going to, we're going to wind up cannibalizing other businesses or making new business is not as successful as they ought to be

575
01:11:42.090 --> 01:11:56.940
Larry Ruisi: I assume you've done your, your homework on your trade zone and that you're confident that with everything else that exists in town or will be added in the near future that this is viable for you.

576
01:11:57.990 --> 01:12:07.830
David Steinmetz: The short answer is yes, we wouldn't be here pursuing the expenditure, if they hadn't determined that this was economically viable and prudent.

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01:12:08.430 --> 01:12:15.630

David Steinmetz: With no disrespect to the bagels, my client may serve inside the convenience store. I don't think they're going to eat into the

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01:12:16.050 --> 01:12:29.520

David Steinmetz: Business of the bagel store down the block. And I think folks that want to go to that facility or that that business or to TAs are still going to go there. I think in today's day and age.

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01:12:30.570 --> 01:12:39.750

David Steinmetz: People are going inside a convenience store if they're stopping for typically for gas and popping in for something while they are there.

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01:12:39.780 --> 01:12:40.890

Larry Ruisi: So, so

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01:12:42.000 --> 01:12:46.290

Larry Ruisi: I generally agree with that. So the question then becomes,

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01:12:48.210 --> 01:12:51.870

Larry Ruisi: You know you currently have a certain amount of traffic that that

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01:12:53.700 --> 01:13:05.880

Larry Ruisi: You know, our patrons for your convenience store when you double the size of that, you know, there's only so many cars you can run through these pumps on a day.

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01:13:06.360 --> 01:13:15.210

Larry Ruisi: When you double the size of your convenience store. Do you have enough additional traffic to make that work. And I know your answer is yes, but I'm just

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01:13:15.780 --> 01:13:25.080

Larry Ruisi: You know, I was in, I was in a little bit of different business but trade zones and competitions and I've seen I've seen you know situations where

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01:13:25.530 --> 01:13:35.370

Larry Ruisi: Okay, this guy did it. I'm going to do it. And, you know, and instead of having one thing that works. You have two things that don't work. So I just I just throw that out there as a caution.

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01:13:35.670 --> 01:13:39.720

David Steinmetz: It's a great cautionary question our client hears it

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01:13:40.710 --> 01:13:51.600

David Steinmetz: Well, I can tell you is this is happening industry wide. I've got several of these applications and and they're happening, not just in Westchester, but throughout our region.

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01:13:52.080 --> 01:14:00.900

David Steinmetz: So there is an economic justification in terms of providing an additional product mix inside the convenience store and its economic reality.

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01:14:00.930 --> 01:14:05.940

Larry Ruisi: But just as long as you have, as long as you have to trade some god bless

591

01:14:06.360 --> 01:14:06.870

Understood.

592

01:14:07.980 --> 01:14:12.450

Christopher Carthy: I have a question about the front landscaping. Is there any front landscaping.

593

01:14:14.130 --> 01:14:16.680

Samantha LoVerme: So any front landscaping.

594

01:14:16.890 --> 01:14:17.430

Christopher Carthy: Room.

595

01:14:17.550 --> 01:14:18.150

Samantha LoVerme: Did you write them.

596

01:14:18.270 --> 01:14:19.410

A big

597

01:14:20.820 --> 01:14:24.300

Christopher Carthy: Stone walk in the stone curve right there.

598

01:14:24.660 --> 01:14:29.310

Samantha LoVerme: Yep. Yeah, so this is the do it right away. They typically don't I'm

599

01:14:30.330 --> 01:14:35.310

Samantha LoVerme: Like when we put landscaping in there right away. But when we

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01:14:37.290 --> 01:14:42.030

Samantha LoVerme: I mean, if we do any work in there right away. We could ask about that.

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01:14:43.980 --> 01:14:46.830

Christopher Carthy: Between the stone curve and the concrete curve.

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01:14:48.060 --> 01:14:49.350

Christopher Carthy: You have stone wall.

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01:14:50.430 --> 01:14:52.110

Christopher Carthy: So what goes on between

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01:14:53.220 --> 01:14:54.000

Christopher Carthy: The

605

01:14:54.450 --> 01:14:58.890

Christopher Carthy: Stone walk into concrete curve what goes on in that two feet of space right there.

606

01:14:59.310 --> 01:14:59.880

Samantha LoVerme: Right here.

607

01:15:00.090 --> 01:15:00.540

Yes.

608

01:15:04.500 --> 01:15:11.130

Samantha LoVerme: And I'm assuming there's a sidewalk with some grass and I can pull up Google Earth and we can look at that.

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01:15:11.250 --> 01:15:12.180

Christopher Carthy: All right. Do you mind.

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01:15:12.540 --> 01:15:12.720

If

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01:15:17.220 --> 01:15:18.480
Christopher Carthy: I go there 100 times

612
01:15:20.070 --> 01:15:20.430
Christopher Carthy: Times.

613
01:15:21.600 --> 01:15:22.170
Christopher Carthy: A different way.

614
01:15:22.590 --> 01:15:24.570
David Steinmetz: No, it's a it's a fair question. I think the

615
01:15:24.570 --> 01:15:26.970
David Steinmetz: Primary sidewalk is on the opposite side of

616
01:15:27.930 --> 01:15:34.320
Adam Kaufman: The major sidewalk. You know, this would be the last property. There's nothing to the south.

617
01:15:37.470 --> 01:15:43.290
Jim Jensen: Would be a way for if folks wanted to walk to the convenience store front foot right

618
01:15:44.790 --> 01:15:46.350
Adam Kaufman: That's, that's what it is. It's really

619
01:15:46.650 --> 01:15:46.920
David Steinmetz: Yeah.

620
01:15:46.980 --> 01:15:48.330
Adam Kaufman: That's it. Stone island.

621
01:15:48.960 --> 01:15:49.860
David Steinmetz: That's it.

622
01:15:51.420 --> 01:15:59.940
Christopher Carthy: When I was getting at, is there a possibility to do something that's really fantastic there in terms of landscape. But I mean, do we need to

623
01:16:02.310 --> 01:16:09.540

Christopher Carthy: Basically people walking there. We don't necessarily want to set it. Well, the walkways. On the other side, you know, there's a walkway they

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01:16:09.540 --> 01:16:11.580

Adam Kaufman: Can get to that corner right you can

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01:16:12.450 --> 01:16:13.170

Christopher Carthy: Get to the corner.

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01:16:14.040 --> 01:16:14.490

Adam Kaufman: From there,

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01:16:15.060 --> 01:16:21.960

Christopher Carthy: But you don't necessarily want to walk into the station to do that. You want to walk across that still an island, I guess.

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01:16:22.770 --> 01:16:23.850

Adam Kaufman: What do you mean by that.

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01:16:24.540 --> 01:16:32.280

Christopher Carthy: Well, right now, if you're walking from 22 right there you. That's an odd. See, that's what I'm getting at. That's an odd walk

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01:16:33.630 --> 01:16:38.670

Adam Kaufman: Well, that's the terminus of the sidewalk. Right. So you really becoming the other direction.

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01:16:40.170 --> 01:16:40.500

Christopher Carthy: Well,

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01:16:40.770 --> 01:16:42.480

Adam Kaufman: From from Bedford grodin

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01:16:42.930 --> 01:16:53.640

Christopher Carthy: Road. So, then, is there an option to do something that is dramatic in terms of landscaping on that stone island instead of a stone Island. That's my question.

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01:16:54.990 --> 01:17:02.340

Samantha LoVerme: We can look into it for sure. Like I said, it's in the do it right away. I'm not sure if we really have the ability to do that landscaping.

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01:17:02.940 --> 01:17:09.030

David Steinmetz: I think the only way we would ever be successful. First of all, I guess our client has to speak to his willingness, but I don't think we're

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01:17:09.270 --> 01:17:16.170

David Steinmetz: None of a large area and it would just dress up the site. But I think absent the board and the town's intervention with do T

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01:17:16.650 --> 01:17:24.480

David Steinmetz: We'd be pretty hard pressed to get a highway work permit to landscape that magnificently as you say as Samantha's indicated

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01:17:25.050 --> 01:17:29.550

David Steinmetz: To teach usually more worried about what's going to happen with you know where the snow is going to go and

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01:17:30.150 --> 01:17:42.270

David Steinmetz: And various vehicles that come through. But if the town is interested in our pursuing that and if the town is willing to provide some assistance with the regional office where we're all ears.

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01:17:42.390 --> 01:17:44.280

Adam Kaufman: I think it's worth exploring. Let's try

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01:17:46.860 --> 01:17:55.500

Christopher Carthy: I mean, this was saying you're going to do this fantastic building. It would be nice to have been had a majestic front landscape.

642

01:17:59.790 --> 01:18:00.900

David Steinmetz: Let us take a look at it.

643

01:18:01.590 --> 01:18:02.850

Christopher Carthy: You have an opinion on that.

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01:18:05.010 --> 01:18:17.640

Jim Jensen: I think that would be that would be a dramatic improvement for the for the town and for the Hamlin if there was. You were trying to

connect all the all the walks as projects come before the board and it's an opportunity to continue that here.

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01:18:18.780 --> 01:18:19.080

Jim Jensen: Yeah.

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01:18:20.400 --> 01:18:21.150

Jim Jensen: That would be a benefit.

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01:18:28.260 --> 01:18:28.710

Zeidan Gasland: To try and

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01:18:29.730 --> 01:18:30.240

Christopher Carthy: Thank you.

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01:18:38.400 --> 01:18:52.980

Christopher Carthy: Alright, so you know you folks that have suggested you folks are going to head over to the ARV do have the air be archived on your elevations and you can head over to the conservation board to

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01:18:54.240 --> 01:18:59.130

Christopher Carthy: Have the Scots, how you going to deal with that mitigation.

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01:19:02.100 --> 01:19:04.950

Joe Cermele: Adam, Chris. Was there a resolution on whether or not

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01:19:06.540 --> 01:19:12.180

Joe Cermele: The board was comfortable counting the peel dispensing islands as parking spaces.

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01:19:12.570 --> 01:19:15.120

Christopher Carthy: We, we didn't across the street, Joe.

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01:19:15.240 --> 01:19:15.660

Exactly.

655

01:19:17.040 --> 01:19:19.020

Adam Kaufman: Yeah, the precedents, been there.

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01:19:19.050 --> 01:19:22.200

Adam Kaufman: And, you know, and I think it's appropriate in this

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01:19:22.230 --> 01:19:26.430

Joe Cermele: You know, sure. I just wanted to make sure that was clear. So, otherwise it wouldn't know.

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01:19:26.460 --> 01:19:36.030

Adam Kaufman: Was there was one issue. It seemed in the office street parking calculation you weren't taking into account the the gas station part

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01:19:36.570 --> 01:19:46.140

Adam Kaufman: We certainly had it under the convenience store, but you also have to do it for the number of employees for the gas station so that might bump you up one or two spaces.

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01:19:46.620 --> 01:20:02.670

Samantha LoVerme: Right. We did see that we interpreted the code as because we weren't adding any bays. Therefore, the gas station employees would be the same as the convenience store employees, which would be retail. So it was all lumped together.

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01:20:02.850 --> 01:20:12.420

Adam Kaufman: Okay, so if that's how you're going to proceed will need the building department and the building inspector to okay that because he's he's got to agree to that.

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01:20:12.480 --> 01:20:14.730

David Steinmetz: But there is no redundancy.

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01:20:15.270 --> 01:20:20.070

David Steinmetz: There is a redundancy there that we don't have yet separate employees. Yep.

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01:20:20.160 --> 01:20:25.770

Adam Kaufman: Okay, so, but we want to make sure that the building apartment building is okay with

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01:20:25.890 --> 01:20:30.750

David Steinmetz: Adam you suggest. So should we correspond directly with the building inspector and ask for that in writing.

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01:20:31.050 --> 01:20:32.490

Adam Kaufman: Yeah, that's the easiest way.

667

01:20:32.640 --> 01:20:33.480

David Steinmetz: Okay, fine.

668

01:20:35.610 --> 01:20:40.290

Christopher Carthy: Adam, do we need emotion and send them to the Arabic and to the CB no

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01:20:40.380 --> 01:20:41.460

Adam Kaufman: I don't think it really matters.

670

01:20:41.580 --> 01:20:41.820

Good.

671

01:20:43.260 --> 01:20:47.220

Christopher Carthy: Right, I have nothing else to add. Anybody else want anything else. This

672

01:20:47.910 --> 01:21:00.810

Steven Sauro: Just one quick question go into 3000 square foot convenience store. Do you plan on any I know things are changing rapidly, as you said, and I agree with the, the young lady who mentioned that

673

01:21:02.040 --> 01:21:04.500

Steven Sauro: Everybody's trying to poach everybody else's business.

674

01:21:04.830 --> 01:21:07.140

Steven Sauro: You planning any inside seating being the

675

01:21:07.140 --> 01:21:08.610

Steven Sauro: Building is so large inside

676

01:21:09.000 --> 01:21:09.930

Zeidan Gasland: Know inside see

677

01:21:11.040 --> 01:21:11.370

Steven Sauro: Okay.

678

01:21:11.580 --> 01:21:15.000

Adam Kaufman: Yeah, but that was one of our content, Steve, we need to see the floor plans have

679

01:21:15.180 --> 01:21:19.560

Steven Sauro: Yes, you know, that's what I was going to suggest as well.
Okay, thank you.

680

01:21:23.010 --> 01:21:23.940

Christopher Carthy: Thank you very much.

681

01:21:24.180 --> 01:21:24.600

Zeidan Gasland: Thank you.

682

01:21:24.900 --> 01:21:27.660

David Steinmetz: Thank you. We'll see you soon. Thank you all. Enjoy
Thanksgiving.

683

01:21:27.780 --> 01:21:28.260

Christopher Carthy: Thank you.

684

01:21:28.440 --> 01:21:29.400

Joe Cermele: Too late to

685

01:21:31.560 --> 01:21:38.760

Christopher Carthy: OK, the next application before it's is one can place
it, the more a, you know, and they're basically trying to

686

01:21:40.560 --> 01:21:43.800

Christopher Carthy: Make their site plan complying with

687

01:21:44.820 --> 01:21:47.010

Christopher Carthy: The, you know, the fact that the neighbor is now.

688

01:21:48.480 --> 01:21:49.530

Christopher Carthy: making some changes.

689

01:22:01.980 --> 01:22:02.250

Adam Kaufman: Hey,

690

01:22:02.550 --> 01:22:03.480

ANester: Good evening, everybody.

691

01:22:09.900 --> 01:22:15.210

Adam Kaufman: I don't see anyone else here, Jim is, I think, going to be
here in a minute. It looks like.

692

01:22:15.450 --> 01:22:18.330

ANester: Yes, if we could wait for him. That would be much appreciated.

693

01:22:18.810 --> 01:22:25.530

ANester: Okay, I'm just if my mask once Jim starts. Is it okay that I share my screen with everybody.

694

01:22:25.560 --> 01:22:27.990

Adam Kaufman: Yes, of course. That's the easiest way, please.

695

01:22:29.250 --> 01:22:29.700

Adam (he/him): Okay.

696

01:22:29.820 --> 01:22:30.780

Here's Mr Ryan.

697

01:22:34.020 --> 01:22:34.530

James Ryan: Good evening.

698

01:22:38.610 --> 01:22:40.410

Adam Kaufman: Are we ready to start. Yes.

699

01:22:41.850 --> 01:22:42.150

James Ryan: Great.

700

01:22:43.140 --> 01:22:45.180

ANester: share my screen my gym. Yeah.

701

01:22:45.210 --> 01:22:50.970

James Ryan: Um, well, first of all, let me just kind of introduce who we are, what we're going to try to accomplish today. First of all,

702

01:22:51.750 --> 01:22:57.960

James Ryan: Good evening, Mr. Chairman, members of the planning board for the record. My name is Jim Ryan principle with AMC

703

01:22:58.470 --> 01:23:08.100

James Ryan: We are here tonight, representing one case can't place or a mores pizzas, as I'm sure everybody is aware of that location. Anthea Nestor.

704

01:23:08.610 --> 01:23:19.500

James Ryan: My associates also on the line. He's going to be handling some of the technical things I'm somewhat technologically challenged so Anthony's going to be showing screen giving a little bit of

705

01:23:20.820 --> 01:23:25.320

James Ryan: Information in terms of what we're trying to accomplish with this application.

706

01:23:27.060 --> 01:23:36.690

James Ryan: As some of you may know, there have been certain improvements on this property, which I think are correctly stated in in Jojo Melis

707

01:23:37.560 --> 01:23:51.840

James Ryan: memo that certain zoning code violations have occurred on the property of their encroachments onto the adjacent property with the construction of some improvements, some of which I'll kind of walk you through today what they are.

708

01:23:53.580 --> 01:24:02.820

James Ryan: We have had this ongoing for some time. We actually had been waiting for, and working with the Jason property owner

709

01:24:03.360 --> 01:24:11.670

James Ryan: The gas station next door trying to work cooperatively with them. Some of the encroachments that we have with with walkways and the like.

710

01:24:12.480 --> 01:24:22.920

James Ryan: That are on that property to we were looking to codify whether they were willing to help us in certain instances with granting them some easements because we have

711

01:24:23.340 --> 01:24:34.710

James Ryan: Some challenges in terms of access around this building. So we are slightly delayed on on coming before the board, but now we're really just kicking off the process.

712

01:24:36.000 --> 01:24:42.360

James Ryan: Anthony will will show you the screen. What we're talking about here in terms of those improvements.

713

01:24:43.140 --> 01:24:49.530

James Ryan: I'm sure some of you are already familiar with that having processed the gas station application or or getting through that.

714

01:24:50.430 --> 01:25:03.750

James Ryan: And again, the, the encroachments are primarily in the back of the building or the south side of the building. Anthony has to kind of circle those areas primarily where these have occurred.

715

01:25:05.700 --> 01:25:08.550

James Ryan: We submitted this the site plan which which

716

01:25:09.600 --> 01:25:21.120

James Ryan: I think gives you a little more detail. But essentially, there is a new patio in the back portion of the property. There's a walkway that leads up to that area.

717

01:25:21.930 --> 01:25:29.550

James Ryan: There are some well call out buildings, but there's a there's a shed that actually encroaches into our neighbor's property.

718

01:25:30.300 --> 01:25:49.080

James Ryan: Which we're going to propose to make some changes to may still require some action by the Zoning Board on that there is a refrigeration unit, which is encroaching on the neighbor's property to it's in the back attached to the building. But Anthony, if you go to the next next screen.

719

01:25:50.100 --> 01:25:55.740

James Ryan: Actually gives you a little more detail on that. So you got that me

720

01:25:56.820 --> 01:25:59.160

ANester: I'm going okay

721

01:26:06.030 --> 01:26:12.600

James Ryan: This is oriented kind of in the back. But you can see in the red is that additional terrorist area.

722

01:26:14.580 --> 01:26:15.930

Sorry, it's okay.

723

01:26:16.980 --> 01:26:25.920

James Ryan: So that the couple of challenges with that number one. There's an encroachment in that area. This was done without a permit.

724

01:26:27.990 --> 01:26:29.340

James Ryan: He gets his rights.

725

01:26:29.430 --> 01:26:32.580

ANester: I'm going to stop sharing my screen for a second. I do apologize. Okay.

726

01:26:33.120 --> 01:26:35.100

James Ryan: Well, I'll kind of talk through it, though, but

727

01:26:35.370 --> 01:26:36.360

James Ryan: Nearly the higher

728

01:26:36.600 --> 01:26:37.560

Adam Kaufman: Version of it was a

729

01:26:38.220 --> 01:26:38.850

ANester: day ago

730

01:26:39.060 --> 01:26:42.990

James Ryan: Yes, the next one will be better. Okay. Okay.

731

01:26:43.290 --> 01:26:43.950

ANester: Sorry about that.

732

01:26:45.180 --> 01:26:45.450

Christopher Carthy: Oh,

733

01:26:46.830 --> 01:26:52.350

James Ryan: No, I, I do. All right. Let's look at this

734

01:26:53.070 --> 01:26:53.370

ANester: All right.

735

01:26:54.690 --> 01:26:56.880

ANester: Sorry, I won't touch anything this time. Okay.

736

01:26:57.210 --> 01:27:07.170

James Ryan: So, so the terrorists in the back which Anthony will will show we had that indicated in a different color. To give you an idea of that terrorist right there too.

737

01:27:07.800 --> 01:27:13.800

James Ryan: But you'll notice that the stream that runs through this property puts this nearly the entire property.

738

01:27:14.700 --> 01:27:24.180

James Ryan: I'll be at a small corner, all within the wetland buffer area or the adjacent area. So there are permits that would be required.

739

01:27:24.780 --> 01:27:38.610

James Ryan: For that, in addition to site plan approval, which would legalize this, I think as correctly pointed out to to maintain this and maintain some of the other features on the property would also require variances.

740

01:27:39.750 --> 01:27:51.420

James Ryan: We have and we'll wait for a confirmation of some of those variances from your building inspector, but we know where they are. And again, some of these involve

741

01:27:51.900 --> 01:28:09.090

James Ryan: Variances on our property, but also because of the encroachments on the other property. We're going to have to continue to work with that neighbor. They have indicated to us both in writing in on plan that that they ran easements for some of some of these improvements.

742

01:28:10.470 --> 01:28:17.400

James Ryan: We had the benefit on the easement on the left, or I'll call it the east side of the building that runs from Ken place.

743

01:28:18.150 --> 01:28:24.090

James Ryan: But that easement which was pointed out to the owners of the property that was never properly filed

744

01:28:25.080 --> 01:28:40.530

James Ryan: So, but that that particular walkway has been a feature of this property allows for access into the back of the building for for the produce and so on to come in without going through the active areas of the application.

745

01:28:41.760 --> 01:28:49.080

James Ryan: Some, some. Mr. Chairman, my, my goal tonight was really to just talk a little bit about these answer any questions. But we do have

746

01:28:49.620 --> 01:29:02.940

James Ryan: Extensive memorandums from from your town engineer, Mr. Trump rally and for Mr. Kaufman, and we are going to have to work with Mr melillo in terms of the variances to codify those variances.

747

01:29:03.780 --> 01:29:25.080

James Ryan: We do realize that we would need a wetland permit. So, you know, we would hope to get sooner rather than later. Before the conservation board to get their input as as well. So we have a we have a complicated process that we're hoping to uncomplicated by providing information and details.

748

01:29:26.130 --> 01:29:43.890

James Ryan: details such as the terrorists area because it's also in a flood zone, but it was actually built at grade. So there's no loss of flood storage area on that. But those are kind of type of details. I think that that your engineer and Mr. Kaufman need in order to help sort out

749

01:29:44.970 --> 01:29:46.710

James Ryan: The entire process here but

750

01:29:47.730 --> 01:29:55.410

James Ryan: You know, we're here to answer any questions that the board might have initially on this application. But we have some work. Definitely have some work to do here.

751

01:30:02.910 --> 01:30:06.660

Christopher Carthy: So I you know just review the application, but I'll just ask you

752

01:30:07.800 --> 01:30:13.800

Christopher Carthy: Are you taking down removing. What are you planning on removing that's existing now.

753

01:30:14.190 --> 01:30:27.480

James Ryan: Right, so, so the shed encroaches into the neighbor's property we we asked for permission to leave that shed on their property as well, which would have would which requires action on the part of your board as well but

754

01:30:28.290 --> 01:30:35.220

James Ryan: They said that they needed that remove so we are actually making that shed smaller, it's a storage shed.

755

01:30:36.240 --> 01:30:48.570

James Ryan: There is an encroachment which as think can zoom in on the code. There's a cooler. That is, we're hoping to leave that cooler where it is, there is an encroachment there and that's that's right on the building right in that location.

756

01:30:49.590 --> 01:31:04.170

James Ryan: are hoping to leave the water fountain and that terrorists area with that encroachment with an agreement from the neighboring property owner, they helped us in certain ways with their redesign, which I know is, is before your board.

757

01:31:05.250 --> 01:31:07.110

James Ryan: To allow us to keep keep that there

758

01:31:08.310 --> 01:31:20.670

James Ryan: And then there is also the encroachment on the property to the south, with a terrorist there too. So we do have an agreement on on that with that neighbor, but that that needs to be provided to the town as well.

759

01:31:22.560 --> 01:31:24.390

Christopher Carthy: Shot yourself in the foot a little bit

760

01:31:24.810 --> 01:31:25.350

Yes.

761

01:31:26.460 --> 01:31:28.260

James Ryan: You know, I don't disagree with that.

762

01:31:28.320 --> 01:31:31.260

Christopher Carthy: You should have gotten a survey at one point I want to help.

763

01:31:31.470 --> 01:31:31.920

Yes.

764

01:31:33.300 --> 01:31:46.170

James Ryan: Yeah i mean it's it's 2020 hindsight on this. We were not involved in this at this point two, but we are trying to remedy the

situation as best we can. We know there's going to be some give and take, clearly here.

765

01:31:46.680 --> 01:32:04.350

James Ryan: And, you know, in talking with the owners, we need to understand that the full depth of the process, particularly with the Zoning Board and again we'll, we'll need some verification from Mr Malloy on on the variances are required. So there may be further changes that we need to make

766

01:32:06.690 --> 01:32:07.080

Forward.

767

01:32:10.170 --> 01:32:12.360

Christopher Carthy: So you're hoping to leave the water fountain.

768

01:32:12.420 --> 01:32:14.100

Christopher Carthy: which encourages upon your

769

01:32:14.340 --> 01:32:17.490

Christopher Carthy: Neighbor behind you and your neighbor to the left.

770

01:32:17.730 --> 01:32:20.850

Christopher Carthy: That's correct. Getting rid of the shed, hoping to keep the cooler.

771

01:32:21.690 --> 01:32:24.570

James Ryan: Open to keep the cooler and the walkway that runs

772

01:32:24.570 --> 01:32:24.810

Christopher Carthy: On a

773

01:32:25.110 --> 01:32:25.710

Christopher Carthy: Walk around

774

01:32:25.950 --> 01:32:26.970

James Ryan: The building to the front.

775

01:32:27.450 --> 01:32:30.030

James Ryan: Running and that walkway has been there for some time, but

776

01:32:31.050 --> 01:32:37.020

James Ryan: They've agreed to actually be pushed out there parking to allow us to keep the fence and that walkway there.

777

01:32:37.470 --> 01:32:40.740

Christopher Carthy: Are able to do that that lovely fence on that one side

778

01:32:41.400 --> 01:32:53.010

James Ryan: It's fence to its to be fence. I haven't looked at recently because we've been working remotely a lot, but there would be a fence along the side between the parking area and and that walkway.

779

01:32:53.220 --> 01:32:59.610

Adam Kaufman: I think there used to be a fence. But then the building department made a mockery, take it or made the gas station. Take it down.

780

01:33:00.690 --> 01:33:03.390

James Ryan: Yeah, mutually agreed to take it down so

781

01:33:04.830 --> 01:33:06.990

Christopher Carthy: So you're not proposing to restore the fence.

782

01:33:06.990 --> 01:33:07.380

Christopher Carthy: Are you

783

01:33:08.400 --> 01:33:17.970

James Ryan: I'm well the fence. I'm not sure. Adam, whether that fence was was put back after the agreement, but if it's not back, we would like to restore it.

784

01:33:18.570 --> 01:33:20.340

Christopher Carthy: Advantage of having the fence there.

785

01:33:21.180 --> 01:33:28.320

James Ryan: And you know, I think it just separates the property. And because we now have parking there just that kinds of gives a visual block.

786

01:33:31.950 --> 01:33:49.980

James Ryan: Also, we may as Adam I think pointed out to the cooler in the shed being new structures to also because they increase our gross floor area right we may need a further parking variance to although you know the the reason for that is, you know, it's just the way the code is written so

787

01:33:51.570 --> 01:33:54.360

James Ryan: Certainly there's not, we're not adding to the intensity, where

788

01:33:56.100 --> 01:33:56.340

Adam Kaufman: Just

789

01:33:56.490 --> 01:34:11.130

Adam Kaufman: Just so everyone knows I talked to rob about this issue. You know, I think his thinking was, these are normally elements that are inside a building and they would be counted as part of the restaurant industry parking. He felt it really wasn't different in this case. So

790

01:34:12.330 --> 01:34:13.020

Adam Kaufman: You know, that's how

791

01:34:13.110 --> 01:34:15.690

Christopher Carthy: He paid traffic. Yeah, that makes sense. I

792

01:34:16.830 --> 01:34:24.420

Christopher Carthy: Mean you assume that when you came up with the parking requirements that included some space. That wasn't literally

793

01:34:24.870 --> 01:34:28.500

Christopher Carthy: All you know right productive for city.

794

01:34:29.790 --> 01:34:30.030

Christopher Carthy: Yeah.

795

01:34:34.950 --> 01:34:37.530

Christopher Carthy: So what's the next step for these bows.

796

01:34:37.800 --> 01:34:43.260

Adam Kaufman: Well, I think it really hinges on what the Zoning Board of appeals is going to allow

797

01:34:44.520 --> 01:34:46.050

Adam Kaufman: In some instances, so

798

01:34:47.610 --> 01:34:58.530

Adam Kaufman: You know, I don't have a planning issue with what it looks nice. Certainly, what's what's out there. So there's the zoning issues they have to deal with. They're gonna have to deal with the conservation board and the wetlands permit.

799

01:34:59.010 --> 01:35:06.720

Adam Kaufman: You know, going to those boards will probably inform the planning board on what ultimately they can approve and not approve here.

800

01:35:08.640 --> 01:35:16.710

James Ryan: Right, so we're we are hoping for a referral to the zoning board again we have to codify that with with your building inspector as to what variances are actually needed

801

01:35:17.160 --> 01:35:27.870

James Ryan: Well, we're hoping to work that out in the coming weeks, so that we can actually send that application to the Zoning Board and copy your board to see, you know, what we're would therefore yeah

802

01:35:27.960 --> 01:35:29.970

Christopher Carthy: You have easements in place.

803

01:35:31.110 --> 01:35:48.390

James Ryan: We do. We have you have written easements they have not been filed. But we do have written agreements and the areas that you see in the light blue and then I'm told that there is a existing easement for the area coachman, the property in the South.

804

01:35:49.080 --> 01:35:50.520

Christopher Carthy: Okay, thank you.

805

01:35:50.910 --> 01:35:54.720

Adam Kaufman: And Joe, do you think that this should go to the conservation board at this point to

806

01:35:56.070 --> 01:35:59.820

Joe Cermele: Yeah, I think so. I think there's enough on here for them to start evaluating this agree.

807

01:36:01.110 --> 01:36:08.880

Joe Cermele: Just be ready, Jim. The Anthony to have some you know areas available or you know disturbance levels and stuff like that. So you can have this

808

01:36:09.990 --> 01:36:10.860
Joe Cermele: Conversation with them.

809
01:36:11.280 --> 01:36:17.250
James Ryan: Right, yeah, we're gonna we're gonna start collecting all the information and dealing with the flood flood zone issue to Joe

810
01:36:18.270 --> 01:36:18.540
Yeah.

811
01:36:21.210 --> 01:36:25.800
Christopher Carthy: Or is there anything else you want to ask these people before we refer them to the CVA

812
01:36:29.040 --> 01:36:29.370
Roland Baroni: Well,

813
01:36:30.780 --> 01:36:36.450
Roland Baroni: I don't know if you can refer them to the BBA until it's done exactly what variances, they require.

814
01:36:37.980 --> 01:36:40.080
Adam Kaufman: Yeah, I mean roles right

815
01:36:41.040 --> 01:36:41.430
Okay.

816
01:36:43.080 --> 01:36:45.750
Christopher Carthy: Alright, so, then they're going to have to come back.

817
01:36:46.260 --> 01:36:46.980
Christopher Carthy: To us

818
01:36:47.220 --> 01:36:57.960
Christopher Carthy: And specifically state that they need a variance. Well, the reason you're seeing that role is because we don't know if the they going to get an easement for the cooler.

819
01:37:00.360 --> 01:37:06.780
Adam Kaufman: Know whether that's a side or rear lot line. I mean, we can we assume rolling the worst case scenario.

820

01:37:08.100 --> 01:37:08.790

Adam Kaufman: And send that

821

01:37:09.600 --> 01:37:18.900

Roland Baroni: Insight I think we need a communication from the building inspector as to what he feels is necessary and then you make the referral.

822

01:37:19.500 --> 01:37:30.120

James Ryan: Okay and and I'm okay that with that, Mr. Chairman, if we could get referred, though, to the conservation so that we can at least see if they have any issues in particular that we need to attend to.

823

01:37:30.960 --> 01:37:40.980

Christopher Carthy: Okay, so we'll send you over the conservation and you'll go have a conversation with the building inspector and you'll come back to us so we can refer to the VA. Okay.

824

01:37:41.130 --> 01:37:42.300

James Ryan: That's fair. Thank you.

825

01:37:42.840 --> 01:37:44.760

Christopher Carthy: You're Good night.

826

01:37:45.120 --> 01:37:45.540

ANester: Thank you.

827

01:37:45.960 --> 01:37:46.560

James Ryan: All right. Good night.

828

01:37:53.970 --> 01:38:00.120

Christopher Carthy: The next application before us is an extension of time at to round Hill Road.

829

01:38:03.090 --> 01:38:06.000

Christopher Carthy: So Adams ready, you want to add about this.

830

01:38:06.270 --> 01:38:08.850

Adam Kaufman: No, I don't have any concerns. Okay.

831

01:38:09.780 --> 01:38:10.110

Christopher Carthy: We should

832

01:38:11.340 --> 01:38:15.630

Christopher Carthy: Make a motion to read to grant the extension of time for me to round to the road.

833

01:38:17.010 --> 01:38:17.550

Steven Sauro: I'll second.

834

01:38:18.030 --> 01:38:18.660

Christopher Carthy: All in favor.

835

01:38:19.140 --> 01:38:20.940

Larry Ruisi: Aye. Aye. Excellent.

836

01:38:21.480 --> 01:38:27.150

Christopher Carthy: And we have another extension of time when 37 better banks will roll the DP actual property.

837

01:38:28.440 --> 01:38:29.820

Christopher Carthy: Adam any issues here.

838

01:38:29.940 --> 01:38:30.270

Adam Kaufman: Not

839

01:38:30.600 --> 01:38:36.330

Christopher Carthy: Thank you. Make a motion to grant extensions time for 137 bed for pencil road.

840

01:38:36.930 --> 01:38:38.040

Steven Sauro: I'll second that as well.

841

01:38:38.550 --> 01:38:40.110

Jim Jensen: On why

842

01:38:41.040 --> 01:38:46.200

Christopher Carthy: Okay, planning board members have a happy Thanksgiving, Adam, Joe.

843

01:38:46.860 --> 01:38:47.280

Adam Kaufman: Thank you.

844

01:38:47.910 --> 01:38:48.240

Jim Jensen: Thank you.

845

01:38:48.660 --> 01:38:50.460

Valerie B Desimone: Hey guys, before we all check out

846

01:38:50.820 --> 01:38:54.420

Valerie B Desimone: For our sidewalk next week, what's better, a Wednesday or Thursday morning.

847

01:38:56.640 --> 01:39:01.920

Christopher Carthy: Either one is equally chancy for me. So you can do either one for me.

848

01:39:02.010 --> 01:39:06.510

Valerie B Desimone: Okay, I just figured in case anything popped up since we last spoke, I would just ask you guys quick

849

01:39:08.520 --> 01:39:10.710

Valerie B Desimone: All right, I'll pick a date and I'll send it out first thing in the morning.

850

01:39:11.160 --> 01:39:11.760

Christopher Carthy: Thank you.

851

01:39:12.000 --> 01:39:13.050

Valerie B Desimone: Alright, thanks guys.

852

01:39:13.410 --> 01:39:14.340

Steven Sauro: Thank you very much and

853

01:39:14.730 --> 01:39:15.660

Valerie B Desimone: Happy Thanksgiving.

854

01:39:15.990 --> 01:39:16.410

Jim Jensen: Thank you.

855

01:39:17.430 --> 01:39:17.850

Jim Jensen: All right.

856

01:39:22.410 --> 01:39:23.310

Valerie B Desimone: Motion to adjourn.

857

01:39:29.160 --> 01:39:30.990

Adam Kaufman: I think, I think we lost Chris for a

858

01:39:31.980 --> 01:39:33.360

Michael Pollack: Favor, yeah.

859

01:39:34.830 --> 01:39:36.990

Adam Kaufman: Even I even took up the slack there.

860

01:39:36.990 --> 01:39:37.500

Michael Pollack: You go

861

01:39:37.620 --> 01:39:38.880

Adam Kaufman: All right. Good night, everyone.

862

01:39:41.970 --> 01:39:42.330

Joe Cermele: Is doing

863

01:39:44.580 --> 01:39:47.220

Adam Kaufman: Jack you're all good, they granted the extension if you missed it.

864

01:39:47.820 --> 01:39:48.420

Steven Sauro: He's still on.

865

01:39:51.240 --> 01:39:52.260

Adam Kaufman: All right. Good night, everyone.