

WEBVTT

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00:00:02.460 --> 00:00:03.780

Adam Kaufman: Okay, we're all set. Christopher

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00:00:04.200 --> 00:00:08.189

Christopher Carthy: Thank you. Thank you. Okay. Good evening ladies and gentlemen. Welcome to the

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00:00:08.370 --> 00:00:11.160

Christopher Carthy: December 14 2020 planning board meeting.

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00:00:11.969 --> 00:00:21.330

Christopher Carthy: Tonight we have one brief public hearing and then we're going to discuss several properties before the board so

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00:00:22.350 --> 00:00:30.180

Christopher Carthy: With that in mind, make a motion to open the public hearing for for 90 Main Street.

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00:00:31.740 --> 00:00:31.980

Larry Ruisi: So I

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00:00:32.070 --> 00:00:32.370

Larry Ruisi: Like it

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00:00:33.120 --> 00:00:33.840

Christopher Carthy: All in favor.

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00:00:35.100 --> 00:00:35.610

Christopher Carthy: Thank you.

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00:00:45.600 --> 00:00:46.410

Adam Kaufman: Hi, Christopher

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00:00:47.430 --> 00:00:58.530

Adam Kaufman: So we have the on agenda for 90 Main Street, which is the Wells Fargo Bank for seven minutes to the lighting. Amanda, you're, you're on for this application.

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00:01:00.090 --> 00:01:00.990

Amanda Hense: Yes, sir.

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00:01:01.080 --> 00:01:07.950

Adam Kaufman: Okay, can you do you have to plan. So you could share with us and do a very brief presentation for the public.

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00:01:08.460 --> 00:01:21.360

Adam Kaufman: Of what we're doing there. At this point, Christopher, we do not have any comments on this subject, but I'll keep I'll keep looking. While okay

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00:01:21.690 --> 00:01:26.340

Christopher Carthy: I manage the paperwork, as far as far as we know, was in order for the public hearing. Correct.

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00:01:26.520 --> 00:01:27.360

Adam Kaufman: Yes, correct.

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00:01:27.510 --> 00:01:29.280

Adam Kaufman: Okay, good. So far as I know.

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00:01:29.520 --> 00:01:34.290

Christopher Carthy: Right. Okay. So, where, where did the role. Yeah. And it's all yours. We can do this as quickly as you want to do it.

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00:01:38.490 --> 00:01:58.740

Amanda Hense: Alright, so since our last meeting. We did revise the plans to basically reduce the amount of white off property as much as possible. So we were able to attain that while also reducing the pole height as well. So since our last meeting nuts. The changes that have been made on the

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00:01:59.880 --> 00:02:13.110

Adam Kaufman: Yes. And in essence what the application is for the public. Who's interested is upgrading the lighting on the same site, make it compatible to all of the ATM requirements in this state law, I believe.

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00:02:13.950 --> 00:02:23.730

Amanda Hense: Yes, the State statute has foot candle requirements within the 50 and 60 foot radius of the 24 hour eight years in nightclubs and closets.

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00:02:23.850 --> 00:02:39.810

Adam Kaufman: What and the applicant took our comments to heart revise the plans and I don't have any further comments and the board has a draft resolution to adopt or could adopt after we close, close the hearing.

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00:02:41.340 --> 00:02:46.050

Christopher Carthy: Mandy. Do you have any questions or comments about the, the resolution that you need to address before the board.

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00:02:46.830 --> 00:02:50.160

Amanda Hense: I don't think so. I ever reviewed. Everything seems very straightforward.

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00:02:50.370 --> 00:02:51.390

Amanda Hense: So I appreciate it. Thank you.

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00:02:51.600 --> 00:02:54.870

Christopher Carthy: You're welcome. Board members. Is there anything you want to add to the resolution.

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00:02:57.090 --> 00:02:58.080

Steven Sauro: No, I'm okay. Cool.

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00:02:58.530 --> 00:03:02.760

Christopher Carthy: Okay, good. Okay, so with that in mind, I'll make a motion to close the public hearing

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00:03:03.870 --> 00:03:05.250

Christopher Carthy: A second. All in favor.

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00:03:06.000 --> 00:03:10.200

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

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00:03:11.610 --> 00:03:12.630

Steven Sauro: I'll second that as well.

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00:03:13.200 --> 00:03:14.010

Christopher Carthy: All in favor.

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00:03:15.240 --> 00:03:15.420

Steven Sauro: Aye.

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00:03:16.620 --> 00:03:19.380

Christopher Carthy: Motion carries. You're all set. Amanda. Thank you.

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00:03:20.400 --> 00:03:22.140

Amanda Hense: Thank you so much. I really appreciate it.

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00:03:22.200 --> 00:03:24.270

Christopher Carthy: And when I say coming in. I mean, you know,

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00:03:25.950 --> 00:03:26.250

Steven Sauro: Again,

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00:03:27.360 --> 00:03:27.870

Christopher Carthy: Thank you.

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00:03:35.130 --> 00:03:36.750

Christopher Carthy: OK, the next application.

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00:03:37.980 --> 00:03:49.860

Christopher Carthy: Is East middle pattern road for construction of a swimming pool in the front yard on the roadway of these middle pattern road.

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00:03:51.960 --> 00:03:55.260

Adam Kaufman: Yep, just give me a minute to let them in.

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00:03:57.510 --> 00:03:59.490

Adam Kaufman: And they're all in the meeting now.

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00:04:12.000 --> 00:04:16.230

Adam Kaufman: Christopher fewer call this is on the agenda to discuss the sidewalk, we

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00:04:16.230 --> 00:04:16.800

Had

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00:04:18.180 --> 00:04:18.720

Last week,

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00:04:22.260 --> 00:04:23.070

Adam Kaufman: Michael, are you

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00:04:23.910 --> 00:04:25.560

Michael Stein: Good evening. Michael Camacho engineering

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00:04:26.820 --> 00:04:33.120

Adam Kaufman: Okay. And we've got the property owner here as well as the pool representative

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00:04:33.540 --> 00:04:35.610

max mosello: Yep. Maximum shoreline. How's it going,

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00:04:35.670 --> 00:04:36.570

Adam Kaufman: Hello, Max, how are you

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00:04:37.110 --> 00:04:37.650

max mosello: Good, thanks.

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00:04:38.880 --> 00:04:40.320

Jonathan Bennis: Hi john benefits here to

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00:04:44.130 --> 00:04:45.450

Adam Kaufman: Ball is in the

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00:04:46.710 --> 00:04:53.640

Adam Kaufman: In the planning boards court here to just go over your impressions from the sidewalk regarding the pool.

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00:04:54.540 --> 00:04:59.820

Adam Kaufman: A particular importance if you recall, the outcome is proposing to to place the pool in the front yard.

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00:05:00.360 --> 00:05:16.920

Adam Kaufman: Which has some zoning issues and additionally the property is located on the scenic road. So it's a fairly unusual application. I know the board went out there, took a look. I'm not sure if the whole board was able to make it out to the site.

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00:05:17.610 --> 00:05:19.740

Michael Stein: I don't we just made up the copy of the plan or

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00:05:19.920 --> 00:05:22.080

Adam Kaufman: Yeah. I think that'd be great. That'd be helpful.

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00:05:22.140 --> 00:05:25.860

Christopher Carthy: Yes, board members. Just for the record, I wouldn't be here today to look at the site.

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00:05:27.690 --> 00:05:30.720

Steven Sauro: And I went, I went out to the west West week

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00:05:31.050 --> 00:05:31.440

Great.

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00:05:33.960 --> 00:05:35.520

Steven Sauro: And I walked. I walked the property.

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00:05:36.720 --> 00:05:37.380

Christopher Carthy: Thanks, the

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00:05:38.310 --> 00:05:43.290

Jim Jensen: Larry and I were out there with with Adam and the the applicants representatives.

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00:05:43.500 --> 00:05:46.290

Christopher Carthy: Right. The whole board and seeing this iPad. Right.

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00:05:47.790 --> 00:06:01.050

Adam Kaufman: Yeah, so hopefully we can get some discussion about the proposed pool location if it's acceptable or not and give some direction to the applicant, so we can move the project along one way or another.

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00:06:03.630 --> 00:06:05.550

Larry Ruisi: I guess I can start if you want

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00:06:07.200 --> 00:06:12.570

Larry Ruisi: I have some thoughts on this. So when you're I think when you live.

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00:06:13.980 --> 00:06:19.920

Larry Ruisi: You know, and some towns have witnessed a stark district of the situation we have

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00:06:21.000 --> 00:06:32.220

Larry Ruisi: You know scenic a scenic road, I think there's two things that happened when when you buy a piece of bland in one of these situations or a house or home.

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00:06:32.850 --> 00:06:42.150

Larry Ruisi: I think when you get a benefit, right, you get the benefit of living there and living on a scenic route, but I think you also have an obligation to

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00:06:42.780 --> 00:07:01.080

Larry Ruisi: Preserve, you know, the senior group, um, you know, I would say, you know, I suspect that with x, you know, extensive work. You could somewhat masters pool by putting boulders and and some plantings.

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00:07:02.520 --> 00:07:15.630

Larry Ruisi: But, but nonetheless it's you know it's in the front yard and it's and it's on and it's on the road. Can you mask it from the road, probably. But there's also the way I saw

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00:07:17.430 --> 00:07:23.730

Larry Ruisi: An alternative location behind the house now granted the the

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00:07:25.290 --> 00:07:33.120

Larry Ruisi: It's a pretty big drop. It's probably maybe I don't know 15 or 20 feet from from the first floor down, down to the backyard.

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00:07:34.500 --> 00:07:55.800

Larry Ruisi: You know, blow right right off the back of the house, but it seemed to me it would be feasible to put put a put a pool there. And I also concerned about on the precedent of one, you know, putting a pool in the front yard nonetheless on a scenic road. So that's kind of my initial thinking

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00:07:57.840 --> 00:07:59.850

Larry Ruisi: Know someone else can go to

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00:08:01.080 --> 00:08:02.790

Christopher Carthy: Gym. Do you want to add some comments in that

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00:08:03.960 --> 00:08:13.830

Jim Jensen: I grew with Laurie was stating that you know it a pool in the front yard along the East middle patent road would be out of character with

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00:08:14.700 --> 00:08:29.250

Jim Jensen: I think any of the other properties along along the road and it's I can understand know the other way. The code is set up and what

what the town is attempting to preserve with the character of that road and

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00:08:30.480 --> 00:08:41.220

Jim Jensen: It just, it would be very different than anything else. And just seemed and would be very visible off the front so I can understand why the why the ordinance is written, the way it is.

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00:08:42.330 --> 00:08:46.140

Jim Jensen: What the what the objective with the town's objective is

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00:08:47.310 --> 00:08:59.550

Jim Jensen: So I think agree with Larry that there is you know if there is another location on that property 3.3 acres on that would comply with the zoning code his own ordinance.

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00:09:00.960 --> 00:09:02.310

Jim Jensen: That might be more appropriate.

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00:09:03.300 --> 00:09:11.580

Jonathan Bennis: Can I just quickly comment on that as the owner only because I, the only reason that we thought to put this pool in this location.

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00:09:12.000 --> 00:09:26.130

Jonathan Bennis: Was because it is literally the only location on the property that it could go everything in the backyard is within the hundred foot wetlands setback, which we have always been sort of very careful about preserving that and the impacts.

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00:09:27.390 --> 00:09:34.950

Jonathan Bennis: That that has. And when I did build, you know, many, many years ago that detached garage that just barely sort of intersected some of that it was a

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00:09:35.310 --> 00:09:50.250

Jonathan Bennis: major undertaking to impact. Any, anything within the hundred foot setback. So that's why this location was selected and we really thought that, you know, coming from the south. You literally can't see it. I mean, coming from the North. You can't see it, and coming from the south. If we planted.

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00:09:51.540 --> 00:10:01.140



Jonathan Bennis: Literally trees along the line of where the fence would be that you wouldn't be able to see it either. But that is why we selected it and and i agree with listen

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00:10:01.830 --> 00:10:08.040

Jonathan Bennis: To be fair though when I bought this property. This was not a scenic road. However, I do try to appreciate that and take

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00:10:08.490 --> 00:10:16.080

Jonathan Bennis: Take that responsibility seriously and and i think that's, you know, a lot of how we work together the engineering shoreline to

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00:10:16.710 --> 00:10:28.170

Jonathan Bennis: Put this in a spot that is the least visible and can be masked that wasn't within the wetland setback so that that was really the strategy that we picked and that's why just to be from my perspective.

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00:10:29.190 --> 00:10:30.660

max mosello: Yeah yeah that was

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00:10:32.910 --> 00:10:50.100

Adam Kaufman: A consideration is is the weapon setback, but there are these other issues that we're trying to deal with to and that is something to conservation board in the planning board would need to discuss whether it makes sense to put it down there and get that wetlands permit, you know,

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00:10:51.420 --> 00:11:00.090

Adam Kaufman: From, from a town code perspective, it might be easier, perhaps, to get a wetlands permit, which is permitted if you meet certain requirements versus

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00:11:00.360 --> 00:11:09.630

Adam Kaufman: Putting a structure where zoning tells you not to put it in the front yard. So there's you know that competing, it might actually be easier to get the wetlands permit than then

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00:11:10.110 --> 00:11:20.190

Adam Kaufman: Then violate the zoning. So that's something the board needs to to just throw out there you know it'd be interesting, Jonathan, if you could speak to

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00:11:21.960 --> 00:11:35.340

Adam Kaufman: How a pool potentially in that lower tier would would work. You know, if that is perhaps a more amenable location for the boards and it was that something that would work for your family that that's important.

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00:11:35.670 --> 00:11:54.150

Jonathan Bennis: For us to understand. So, and we did consider it. And I think the main problem back there is sort of when you if you're looking at this plan. I guess towards the bottom or what would be south of my house. You start really lose you have a lot of elevation changes.

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00:11:54.510 --> 00:12:05.970

Jonathan Bennis: The sort of middle section where it would make the most sense directly behind my house is where all the leaching fields are. And then as you get further north closer to the driveway of my neighbors.

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00:12:07.050 --> 00:12:13.500

Jonathan Bennis: The land. It's very shaded. A lot of trees back there and and the land is, I don't know, we'd be

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00:12:13.560 --> 00:12:15.870

Adam Kaufman: Focusing on the other side of the septic fields.

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00:12:16.710 --> 00:12:18.840

Jonathan Bennis: On then what would be, I guess the north side.

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00:12:19.410 --> 00:12:21.690

Adam Kaufman: Yeah, I'm not far away from your house at that point.

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00:12:22.050 --> 00:12:33.600

Jonathan Bennis: Yeah, and it's very like dark. I mean, obviously I don't want to take any canopy away. I mean, it's very like shaded and yeah I'm dark, but I mean, because we did honestly to to walk off the deck to go back down to the

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00:12:34.350 --> 00:12:40.830

Jonathan Bennis: Backyard is not inconvenient at all. It's just, that's right, where the septic fields are

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00:12:41.970 --> 00:12:44.250

Adam Kaufman: Is that right, Michael. I mean, it looks

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00:12:44.850 --> 00:12:46.830

Michael Stein: Like there are right here.

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00:12:46.860 --> 00:12:53.550

Adam Kaufman: If you can see the screen, right. So couldn't how and how far away. Do the can you be from the subject 25 feet.

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00:12:54.180 --> 00:12:54.780

Michael Stein: 20 feet.

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00:12:56.130 --> 00:12:56.610

Kellard Sessions: 30 feet.

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00:12:57.030 --> 00:13:00.090

Adam Kaufman: That that puts you pretty much directly behind now.

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00:13:00.120 --> 00:13:04.320

Larry Ruisi: Yeah, it seemed, it seemed, when we were there that you could build a house.

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00:13:09.450 --> 00:13:12.810

Adam Kaufman: Construction access, you know, we'd have to figure that up.

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00:13:12.870 --> 00:13:13.230

Adam Kaufman: Right, yeah.

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00:13:13.290 --> 00:13:13.620

That's

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00:13:14.910 --> 00:13:16.170

max mosello: That that seemed to be

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00:13:17.490 --> 00:13:19.050

max mosello: Your one at one of the main reasons.

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00:13:20.280 --> 00:13:30.300

max mosello: Aside from morning to stay as far away from wetlands as possible was um you know what was accessing equipment down in in that lower back yard area but um

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00:13:33.270 --> 00:13:42.690

max mosello: I'd have to revisit it and and look into that. But I remember it was not a, not an easy area to access has compared to

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00:13:43.980 --> 00:13:48.450

Adam Kaufman: I don't want to get. I don't want to go too far down the road when we haven't heard from the rest of the board.

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00:13:48.810 --> 00:13:49.110

Michael

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00:13:50.370 --> 00:13:50.940

Christopher Carthy: Michael

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00:13:53.010 --> 00:13:54.600

Christopher Carthy: Michael. Michael.

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00:13:56.550 --> 00:13:58.050

Michael Pollack: Yeah yeah

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00:14:01.110 --> 00:14:03.720

Michael Pollack: There's no mention of a variance in the

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00:14:05.100 --> 00:14:05.490

Michael Pollack: Memo

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00:14:07.980 --> 00:14:09.840

Adam Kaufman: Yeah, I bought I pretty sure that

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00:14:10.020 --> 00:14:11.220

Christopher Carthy: It was in Joe's memo.

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00:14:14.640 --> 00:14:14.940

Michael Pollack: Yes.

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00:14:15.900 --> 00:14:17.490

Adam Kaufman: Item to in my memo.

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00:14:17.700 --> 00:14:19.320

Michael Pollack: Okay, I'm sorry I opened up.

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00:14:21.360 --> 00:14:24.840

Michael Pollack: Yeah, I don't know that this board has the authority to

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00:14:27.150 --> 00:14:38.310

Michael Pollack: To pass on this application in the absence of that. So I think it's like you know constraints site for the reasons that we've articulated and

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00:14:39.870 --> 00:14:44.700

Michael Pollack: Building within the buffer has its own issues so

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00:14:46.530 --> 00:14:54.480

Michael Pollack: At the same time, this might be the only feasible location for the pool.

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00:14:57.330 --> 00:15:01.980

Michael Pollack: If we honor you know wanted to build it. So I am conflicted about it.

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00:15:08.850 --> 00:15:22.350

Steven Sauro: Well, very valid points by all the board members. I remember the Bennis. I believe this is the one that the original garage was on that hillside and then they got tremendous pushback. I don't know what year was that garage bill.

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00:15:27.780 --> 00:15:28.560

Jonathan Bennis: I think it's

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00:15:30.900 --> 00:15:31.920

Jonathan Bennis: Maybe 2012

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00:15:32.580 --> 00:15:33.000

Steven Sauro: Yeah.

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00:15:33.060 --> 00:15:34.290

Jonathan Bennis: I remember, Sam. Right. Yeah.

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00:15:34.950 --> 00:15:42.840

Jonathan Bennis: They didn't want anything on the other side. They were zoning issues with that as well. And the wetlands was a major, major issue.

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00:15:42.960 --> 00:15:45.690

Jonathan Bennis: At the time, right, for all of the different authorities.

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00:15:46.290 --> 00:15:57.420

Steven Sauro: Correct. Thank you for that. I remember that that you went through an extensive approval process with that and it was and I and I tip my hat to you at that time. If you remember about your, your patience.

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00:15:57.450 --> 00:15:57.840

Jonathan Bennis: I do

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00:15:57.930 --> 00:15:58.260

Steven Sauro: Danny.

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00:15:59.250 --> 00:16:00.060

Jonathan Bennis: Thank you. I do.

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00:16:01.200 --> 00:16:04.290

Steven Sauro: And I wouldn't like, however, I don't think it's

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00:16:05.370 --> 00:16:13.680

Steven Sauro: Out of the question to maybe exhaust perhaps checking a situation or the potential sighting behind the house.

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00:16:14.430 --> 00:16:25.950

Steven Sauro: I do think that the pool where you proposed it will work or can work, although we are, I think, as Larry mentioned, we are in cautious about setting a precedent.

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00:16:26.550 --> 00:16:37.590

Steven Sauro: Especially in a scenic road is is very a sensitive area for many reasons, as you know, and then the canopy is just as important as some of the scenic you know the views. So maybe

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00:16:40.140 --> 00:16:58.050

Steven Sauro: Take one more crack at perhaps rethinking behind the house. I don't know what kind of pushback, we may be opening a Pandora's box by doing that, if there is tremendous pushback. You know that's not for me to decide with citing it within the wetland buffer.

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00:16:59.130 --> 00:17:00.960

Steven Sauro: So it might not go ahead

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00:17:02.310 --> 00:17:07.560

Andy Block: I'm sorry, Steve at Sandy Bullock. I do finish and then I'll just make a quick comment.

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00:17:08.070 --> 00:17:16.410

Steven Sauro: Thanks. Andy And anyway, I'm almost done. But I'm having, you know, I drove up the road back and forth. I had to fly solo on that my own little sidewalk, but

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00:17:16.920 --> 00:17:32.220

Steven Sauro: It sits. It sits obviously we've all seen it in a location that it can be screen, but I also am very questions about screening it with a typical row of hedges, which is not really the scenic route. If you could do something which is perfectly random

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00:17:32.850 --> 00:17:44.610

Steven Sauro: That's also if I did acquiesce and say that but site the pool where you have it proposed I would highly suggest that we do something in the most natural a format that we possibly can.

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00:17:45.120 --> 00:17:48.660

Adam Kaufman: Yeah, Larry was hinting to that and we certainly discuss that at the site.

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00:17:49.740 --> 00:18:09.720

Larry Ruisi: When you, when you walk the side, Steve, if you remember, there's a lot of exposed rock. Yeah. And that might be a methodology. If we ultimately go down this road to couple, you know, bringing in some some large stones and some small plantings, but that that can be addressed later. Yeah.

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00:18:10.050 --> 00:18:18.180

Adam Kaufman: Right to Steve's point we specifically said, you know, we can't address this, just with evergreen screening like would normally just wouldn't work out there.

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00:18:19.260 --> 00:18:20.760

Steven Sauro: Right. So having said that,

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00:18:21.000 --> 00:18:30.990

Steven Sauro: And that's basically my point. It might behoove the apple can as well as the this application in general just to maybe try to

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00:18:31.650 --> 00:18:41.580

Steven Sauro: Exhaust another location be right behind the house if possible. And then we can revisit this. But again, I don't want to belabor any points, but I think in this case it might be worth looking at.

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00:18:44.160 --> 00:18:46.170

Christopher Carthy: Thank you, Steve. And you want to make a comment.

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00:18:46.650 --> 00:18:48.660

Andy Block: Yeah, just in terms of the the

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00:18:49.890 --> 00:19:00.210

Andy Block: Citing the pool entirely within the the wetland buffer the conservation board is presently, looking at another application. And there's there's some meaningful reticence about

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00:19:01.410 --> 00:19:07.170

Andy Block: Putting a pool entirely within the wetland buffer. Now that application is very different from this one and there are

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00:19:08.670 --> 00:19:11.250

Andy Block: Other issues in that case that

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00:19:12.270 --> 00:19:20.490

Andy Block: Are not present here and I can understand that the interest of the planning board and saving it behind, but it will be something that

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00:19:21.600 --> 00:19:26.940

Andy Block: We're going to need to discuss internally at the conservation work, but also with the planning board.

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00:19:27.300 --> 00:19:30.000

Andy Block: And but it would raise presidential issues, I think.

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00:19:30.630 --> 00:19:36.930

Christopher Carthy: And for example, the second field is one of 100% in the wetteland buffer in this case.

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00:19:37.350 --> 00:19:37.680

Yeah.

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00:19:41.070 --> 00:19:41.670

Andy Block: Unusual

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00:19:45.360 --> 00:19:45.990

Christopher Carthy: Okay.



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00:19:47.820 --> 00:19:48.360

Andy Block: But we don't have

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00:19:50.400 --> 00:19:54.060

Andy Block: The precedent of putting a pool entirely within the wetland buffer.

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00:19:56.340 --> 00:20:04.290

Andy Block: In any case, I just wanted to let you know it some something that's presently before us, and we'd be happy to look at it, of course, but

180

00:20:04.920 --> 00:20:05.220

Christopher Carthy: Thank you.

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00:20:08.610 --> 00:20:09.600

Christopher Carthy: Board members. Okay, I'll

182

00:20:10.890 --> 00:20:11.820

Christopher Carthy: Tell you what, I think.

183

00:20:15.330 --> 00:20:20.730

Christopher Carthy: I appreciate the Africans point of view here. I kind of understand why we want to put the pool there.

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00:20:21.180 --> 00:20:39.660

Christopher Carthy: As opposed to in the backyard. I mean, it's a very charming home beautifully done. By the way, when when you walk around to the backyard. The you know they have an undercard where it's the skies with lattice done very nicely and but it is long some back there and

185

00:20:41.640 --> 00:20:54.060

Christopher Carthy: Yes, they can bring the ball up at a grade, a little bit and work with that and see what they can do. But the other possibility. I was wondering is this pool is why

186

00:20:54.720 --> 00:21:05.370

Christopher Carthy: Out of the side yard setback if they were to take a line item draw a line from the front of the house through the pool that would decide. Decide you had said that, correct.

187

00:21:06.300 --> 00:21:06.720

Right.

188

00:21:07.980 --> 00:21:10.590

Adam Kaufman: Have you know it's the closest point

189

00:21:10.680 --> 00:21:13.860

Adam Kaufman: Of will or patio to the side yard, if that's what you're asking.

190

00:21:16.170 --> 00:21:22.830

Christopher Carthy: So we're is inside yard on this plan. Exactly. Can you draw on the side yard on this plan. Yeah. Hold on.

191

00:21:25.590 --> 00:21:25.650

I

192

00:21:26.970 --> 00:21:28.530

Adam Kaufman: Mean, what is the dimension.

193

00:21:28.770 --> 00:21:35.280

Christopher Carthy: Know, just, just for their side yard their side yard, as opposed to their front yard.

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00:21:36.480 --> 00:21:37.890

Adam Kaufman: For that's the side, the red

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00:21:39.120 --> 00:21:39.510

Adam Kaufman: Right.

196

00:21:40.860 --> 00:21:42.180

Christopher Carthy: That's the side yard setback.

197

00:21:42.930 --> 00:21:47.760

Christopher Carthy: Yeah, no worries there sign your idea as a bright bill within their side yard.

198

00:21:48.510 --> 00:21:53.130

Adam Kaufman: I don't, they don't have that label. Did you do that, Michael. We talked about that during that last time.

199

00:21:53.760 --> 00:21:54.720

Michael Stein: Yeah, I'm not sure.

200

00:21:55.920 --> 00:22:01.860

max mosello: So basically, right. And so it's but yes like part of the pool is in the side yard and part of the pools in the front yard.

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00:22:02.130 --> 00:22:05.430

Christopher Carthy: Which part of the pools in the front yard with the pools in the side

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00:22:06.450 --> 00:22:17.220

max mosello: So looking at this plan. If you look at the is what looks like the sun shelf in the pool, I believe, you know, that's kind of like the that that half of the pool is in

203

00:22:17.490 --> 00:22:18.300

max mosello: Is in the front door.

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00:22:18.420 --> 00:22:22.140

Christopher Carthy: And the other happens is if you took this pool and it

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00:22:23.430 --> 00:22:30.120

Christopher Carthy: Gets a moment, I'm talking about an as of right when you're no longer seeking of bearings. Okay.

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00:22:30.690 --> 00:22:36.930

Adam Kaufman: Okay, you want to do that. Christopher though you this pool can't be in front of this House.

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00:22:36.990 --> 00:22:44.220

Christopher Carthy: I know that out of what I'm asking, why can't they shift this pool 15 feet towards the back. She

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00:22:45.210 --> 00:22:57.390

Christopher Carthy: Isn't that cool 15 feet course the backyard. You would then still be in the side yard setback. So what happens on this property. Now, if you look at, for example, where 508 is

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00:22:57.750 --> 00:23:09.690

Christopher Carthy: Five away elevation, for example, and there is a retaining wall there and the property steps up if they move that retaining wall towards the

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00:23:10.560 --> 00:23:22.170

Christopher Carthy: Street, they could lower this lot with the retaining wall, bring it towards the shifted 15 or 20 feet so that it's working.

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00:23:22.980 --> 00:23:28.230

Christopher Carthy: Almost like a vanishing edge but it shouldn't. I'm not saying it should be a vanishing edge just saying it could

212

00:23:28.560 --> 00:23:38.850

Christopher Carthy: Operate like that the construction of the back wall the pool, who would come closer to the lower elevations. If I will choose of the fiber fours, move it that way.

213

00:23:39.540 --> 00:23:51.660

Christopher Carthy: Then they could use their side yard. You know, they have this really nice blue stone Patty on the side of the house that would give them access to the pole those three steps. If you look at 505 POINT five zero.

214

00:23:51.990 --> 00:24:04.470

Christopher Carthy: Those three steps are stepping up to a higher elevation right there, they can bring the pool down to 50502 or something, bring it down to 502 moving towards the backyard.

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00:24:05.070 --> 00:24:12.360

Christopher Carthy: Put the retaining wall that's now existing there which is not in the greatest of shape move that we can walk towards the street.

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00:24:13.470 --> 00:24:29.340

Christopher Carthy: And move the pool towards me back yard being their side, you're being their side yard and then not eat a variance, the only challenge to that is granted. There's a lot of rock where the pool equipment is and where I'm talking about moving in.

217

00:24:29.610 --> 00:24:46.590

Christopher Carthy: But quite frankly that rock is liberated by the downward slope anxious to be broken, and that would enable them to move the pool into the backyard and not need a variance and still keep it out of the weapon buffer and keep it. I'm

218

00:24:47.880 --> 00:24:51.240

Christopher Carthy: In the social area of the side of the house. Yeah.

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00:24:52.740 --> 00:24:56.100

Adam Kaufman: I see what you're saying. But, you know, just has to be engineered. Yeah.

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00:24:56.490 --> 00:24:58.830

Christopher Carthy: It's not really not that difficult to engineer that

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00:25:01.620 --> 00:25:08.040

Christopher Carthy: And it actually I think gives the homeowner, a better pool because now what happens when you approach the front door of the house.

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00:25:08.460 --> 00:25:17.490

Christopher Carthy: Instead of having a pool in your front yard. You have your beautiful front yard charming beautiful home and I think it actually improves the value of the home to bring

223

00:25:18.030 --> 00:25:25.920

Adam Kaufman: Another. Another way to really just to to talk about that concept is moving it from the front yard and putting it in the side yard.

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00:25:26.070 --> 00:25:31.500

Christopher Carthy: That's what I'm talking about doing. That's why I was asking for the side yard. I wanted to see the lines for the side yard.

225

00:25:31.650 --> 00:25:34.320

Christopher Carthy: So I literally see where the pool could go

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00:25:34.860 --> 00:25:38.940

Adam Kaufman: Yeah, I'm guessing that pools pretty close, you know, to it.

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00:25:39.180 --> 00:25:40.830

Christopher Carthy: Yeah, like, like an accent and

228

00:25:41.220 --> 00:25:45.240

Adam Kaufman: I think there's enough room if they really wanted to do that to make it work.

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00:25:46.710 --> 00:25:48.690

Christopher Carthy: Well, why wouldn't they want to do that.

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00:25:49.800 --> 00:25:51.600

Larry Ruisi: Is when you be right up the

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00:25:51.990 --> 00:25:54.360

Larry Ruisi: Yes, it's almost like a cliff there.

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00:25:55.440 --> 00:25:58.020

Christopher Carthy: It's almost like a vanishing edge, Larry. It's almost like

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00:25:58.110 --> 00:25:59.610

Christopher Carthy: Breaking into edge.

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00:25:59.760 --> 00:26:01.770

Larry Ruisi: Yeah so. So in all of this.

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00:26:01.800 --> 00:26:09.780

Larry Ruisi: All of this if we noticed when we were out there. It's all rock. Everything's wrong, keep it under the pool is rock.

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00:26:09.960 --> 00:26:11.460

Larry Ruisi: Right, so, so you're gonna be

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00:26:12.780 --> 00:26:15.180

Larry Ruisi: You're gonna be carving out a rock right

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00:26:15.840 --> 00:26:24.630

Christopher Carthy: Carbon out of the rock. You can even use some of that rock as backfill on the far side to create to taper some of that elevation change.

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00:26:28.620 --> 00:26:31.080

Christopher Carthy: It just puts the pool in a compliant location.

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00:26:33.840 --> 00:26:47.100

Adam Kaufman: Yeah, I think, you know, that's something for the applicant to think about, you know, I think we've given them to viable alternatives that the board, you know, might be willing to to go with, you know, they could take a look, see what makes us

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00:26:47.610 --> 00:26:58.530

Larry Ruisi: So, so let me, let me ask another question here. So let's assume you can move the pool towards the back and let's just let's assume the

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00:26:59.160 --> 00:27:11.820

Larry Ruisi: Front of the pool. The street side of the pool lines up with, you know, kind of the front of the house. I suspect when you drive up the spittle patent road you still going to see that right

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00:27:14.250 --> 00:27:14.760

max mosello: Yeah, I mean,

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00:27:15.150 --> 00:27:15.600

Adam Kaufman: It will be

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00:27:15.780 --> 00:27:24.810

Larry Ruisi: I think it's still, I think it's still good to just to, you know, not say no to this. I'm just saying you're still going to need some type of screening. Yeah.

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00:27:24.900 --> 00:27:27.810

Adam Kaufman: Yeah, I think the northern end of the pool probably

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00:27:27.900 --> 00:27:33.300

max mosello: Yeah, just, it sounds like it would be the same type of screening, then that if it were to

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00:27:35.100 --> 00:27:37.620

max mosello: You know, regardless of it being you know go towards the

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00:27:38.910 --> 00:27:40.860

max mosello: Back, back, you're out of the house.

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00:27:42.210 --> 00:27:43.950

max mosello: Now it seems like the same type of screening would be

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00:27:43.950 --> 00:27:46.050

max mosello: Needed. Now, regardless

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00:27:46.410 --> 00:27:47.640

Adam Kaufman: Probably less of it.

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00:27:48.120 --> 00:27:50.940

Larry Ruisi: Okay, yeah, probably less

254

00:27:51.660 --> 00:27:52.890  
Steven Sauro: Chris. Thanks, Jason.

255  
00:27:53.190 --> 00:27:53.430  
Christopher Carthy: Yeah.

256  
00:27:54.270 --> 00:28:05.910  
Steven Sauro: But I do think I just want to interrupt anybody, but I do think Chris, you made a great point. Yes, it may still have to be a screen, but you're also. And I think it's a super idea to lower it six feet.

257  
00:28:06.120 --> 00:28:08.880  
Steven Sauro: Yeah, another was once you lower it that six feet.

258  
00:28:09.270 --> 00:28:14.400  
Steven Sauro: I think it'll be a much, I think it will fit the, the total for the house as well.

259  
00:28:14.640 --> 00:28:20.670  
Steven Sauro: So much nicer, as well as achieving a little bit to the goal of mitigating the streetscape

260  
00:28:21.990 --> 00:28:33.780  
Steven Sauro: I really do. I think it's well I mean it's up to you know we can obviously distance Venice Venice is to see what they think. But with the Infinity Edge or something like that, where I think it could be a nice design. If you can pursue that for a little bit.

261  
00:28:36.780 --> 00:28:41.910  
Adam Kaufman: I'd be curious, Jonathan. What's in that portion of the house. You know what, what, what

262  
00:28:41.970 --> 00:28:44.310  
Jonathan Bennis: Well, I think, so that i mean

263  
00:28:45.480 --> 00:28:50.490  
Jonathan Bennis: Christopher's right I'm in that the access to the pool would be from that side.

264  
00:28:50.970 --> 00:28:51.450  
Adam Kaufman: Um,

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00:28:51.810 --> 00:29:09.480

Jonathan Bennis: So in theory, you know, I'm, I'm, let me get my short answer first and listen, we'll do whatever you guys recommend and we'll certainly consider anything. I'm just based on and I know we touched on it briefly, but what we went through last time with encroaching upon the wetlands just knowing

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00:29:09.600 --> 00:29:13.800

Jonathan Bennis: The people that are watching the applications for wetlands.

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00:29:15.030 --> 00:29:23.520

Jonathan Bennis: Sort of impacts. I think in my neighborhood and the amount of time it took me to get my other structure approved, years and years ago, I think that that is just a very

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00:29:23.940 --> 00:29:27.720

Jonathan Bennis: dangerous path to go down and we'll be we'll be meeting for years and years on this, which

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00:29:28.110 --> 00:29:34.890

Jonathan Bennis: You know you guys may may not like me, but you don't like me that much. So nobody. We don't want to be talking about this. I think that's just risky but

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00:29:35.820 --> 00:29:45.180

Jonathan Bennis: I don't. I mean, I'd like to hear more from Michael and Max, maybe, but I'm not opposed to that. I think the only reason why we didn't consider it was more because

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00:29:45.750 --> 00:29:52.830

Jonathan Bennis: I just don't understand from an engineering perspective, since that is so steep on that side that you're, you know, you would have to build

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00:29:53.250 --> 00:29:56.760

Jonathan Bennis: Some kind of forgetting about the retaining wall that's there that you could move forward.

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00:29:57.060 --> 00:30:07.410

Jonathan Bennis: But how are you building the pool structure which would almost be 50% sort of on a steep down slope that you, you know, you'd be doing some kind of cement retaining wall.

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00:30:07.950 --> 00:30:14.940

Jonathan Bennis: To me it would really be half in the air, almost the way that it drops off just on the other side of that stone wall behind the pool. It

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00:30:15.240 --> 00:30:22.530

Jonathan Bennis: Literally drops off. But if that can be done and it's not some kind of crazy engineering exercise that's

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00:30:23.760 --> 00:30:27.210

Jonathan Bennis: I don't, I don't think I'd be I wouldn't object to considering that

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00:30:28.170 --> 00:30:34.710

Christopher Carthy: I really don't think it is a crazy engineering exercise, but I think you could put a putting in a linear pool on the whole length of the wall.

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00:30:35.100 --> 00:30:44.970

Christopher Carthy: And use that was both a comment as a support wall and we are wall or, you know, the ends of the pool. But I think it's feasible without breaking the band.

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00:30:48.630 --> 00:30:54.450

Christopher Carthy: And I think lowering the pool gives you a better pool then stepping up to that elevation for the pool.

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00:30:58.380 --> 00:31:03.930

Adam Kaufman: Yeah, and for screening purposes it's it's better. So there's a lot of reasons to do that.

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00:31:09.210 --> 00:31:12.690

Adam Kaufman: Michael, any time, any comment.

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00:31:14.100 --> 00:31:17.340

Michael Stein: I have no problem with that at all. The only thing that will do is will change.

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00:31:18.000 --> 00:31:24.360

Michael Stein: You know, and I'll defer to shoreline for the structure of the pool. You'll I think it would end up changing from our perspective is gonna be the storm water mitigation.

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00:31:24.630 --> 00:31:34.290

Michael Stein: Which may mean we would have to, instead of doing infiltration because we hadn't adequate depth there, we may need to do something more like a rain garden, and that would end up being located within the wetland setback.

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00:31:36.810 --> 00:31:45.480

Michael Stein: But I mean, it's basically a water quality unit for the water being discharged to the wetlands. So I don't necessarily think that that's going to be an issue. Yeah.

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00:31:45.510 --> 00:31:48.300

Adam Kaufman: Certainly, much less impactful than, than the pool.

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00:31:48.660 --> 00:31:48.930

Right.

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00:31:52.320 --> 00:31:52.920

max mosello: Yeah.

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00:31:53.220 --> 00:32:01.860

max mosello: I definitely want to talk to our had a construction about a about this idea and see, you know, just make sure the pools being supported properly in this scenario and

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00:32:03.210 --> 00:32:06.150

max mosello: Now I'm sure he'll will want to take another look at the site and

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00:32:08.070 --> 00:32:09.000

max mosello: Go over that.

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00:32:11.730 --> 00:32:14.250

Christopher Carthy: Right. So I think we gave you something that you want to know.

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00:32:16.410 --> 00:32:23.190

Jim Jensen: Is definitely the applicant walks away, Christopher what what variances would remain, then the applicant to

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00:32:23.970 --> 00:32:29.430

Adam Kaufman: If it's not located in the front yard. So it's not hitting the behind the front plane.

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00:32:29.850 --> 00:32:33.030

Adam Kaufman: Right, the house, and that's the pool complex right the pool.

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00:32:33.030 --> 00:32:33.330

Adam Kaufman: The

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00:32:33.750 --> 00:32:37.590

Jim Jensen: Anything to do with school incident with the front line property.

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00:32:37.800 --> 00:32:47.550

Adam Kaufman: And it will be zoning compliant with respect to its location. You know, we still have to confirm the side yard setback. But assuming they need side yard setback and then the front yard sale.

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00:32:48.420 --> 00:32:57.240

Adam Kaufman: Then, you know, then they wouldn't need any variances. They just need to get a permanent site plan approval for the pool because it's on the senior growth.

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00:32:58.290 --> 00:33:07.800

Jim Jensen: And, you know, but just what you're saying, looking at that, it's, it's only being shifted back slightly right it's not in terms of the appearance for the applicant is asking for

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00:33:09.000 --> 00:33:20.610

Jim Jensen: It you're pushing it back, somewhat, but it's still on the general location just coincidence, or is that the correct engineering term Joe, I don't know, but the, you know, lining up vertically with the the front the front of the house.

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00:33:20.700 --> 00:33:32.250

Adam Kaufman: So I saying, yeah, well that's a separate issue that the board is going to have to look at right by lowering it moving it back, you're tightening those sightlines the views from the road which

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00:33:33.840 --> 00:33:47.280

Adam Kaufman: Will be, I mean, we're gonna have to analyze where they ultimately put it, and what those view lines are going to look like. And then, you know, we'll have to come up with a plan to screening, but the lower goes easier will be due to do that screening

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00:33:57.720 --> 00:33:59.130

Christopher Carthy: Do you want anything else.

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00:34:01.200 --> 00:34:01.950

Jim Jensen: No, I'm fine.

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00:34:02.790 --> 00:34:08.790

Christopher Carthy: Yeah. So, okay, Michael, or do you want anything else in this business, you want to add anything else.

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00:34:10.230 --> 00:34:16.140

Michael Stein: I mean, my only other comment with it. Is it just will result in more rock and mobile, but I think we understand that.

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00:34:18.330 --> 00:34:25.710

Christopher Carthy: You know, you don't really know how much more because, you know, who knows when you go to build that full even imagined strong there you can be hitting a lot of rock, you know, we

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00:34:25.800 --> 00:34:28.290

Michael Stein: We definitely we definitely anticipate that we will be. Yeah.

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00:34:29.460 --> 00:34:31.530

Michael Stein: So, but, again, thank you everyone for your

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00:34:32.310 --> 00:34:33.150

Christopher Carthy: Night. Oh.

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00:34:33.210 --> 00:34:43.200

Jonathan Bennis: Yeah okay I guess my. Just a quick question. I apologize. So in terms of process. I go through with these guys, we sort of revise this see what's feasible.

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00:34:44.610 --> 00:34:46.080

Jonathan Bennis: And then we come back again.

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00:34:46.980 --> 00:34:49.260

Jonathan Bennis: Like next. Sorry. Good.

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00:34:49.680 --> 00:34:57.780

Adam Kaufman: Yeah. Yes. I was agreeing. So yes, come back with, you know, take a look at these alternative see what works and then we'll submit it. And we'll discuss it again. Okay.

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00:34:59.970 --> 00:35:00.360

All right.

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00:35:01.380 --> 00:35:13.530

Jonathan Bennis: Fair enough. I appreciate your guys time. As always, and thanks for the feedback and we'll get we'll put our heads together and figure out what makes the most sense from our perspective and then come back to you guys for for more thoughts. Great.

318

00:35:13.890 --> 00:35:14.550

Christopher Carthy: Thank you.

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00:35:14.610 --> 00:35:16.890

Jonathan Bennis: Goodnight, everybody. Goodnight.

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00:35:17.190 --> 00:35:18.150

Jonathan Bennis: Thank you. Appreciate it.

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00:35:21.450 --> 00:35:25.320

Christopher Carthy: The next application before us is a real place and assessment department.

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00:35:26.490 --> 00:35:29.700

Adam Kaufman: Yes, I'm just saying if they're here to let them in.

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00:35:32.040 --> 00:35:32.910

Yes.

324

00:35:49.770 --> 00:35:50.370

Adam Kaufman: Hi, Peter.

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00:35:53.250 --> 00:35:57.060

Adam Kaufman: Okay, eight place you're the only one on for tonight.

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00:35:57.570 --> 00:36:00.690

Peter J. Miley: And the only person up let me shut off my computer. I was just watching the meeting.

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00:36:00.810 --> 00:36:02.340

Adam Kaufman: Yes, please. Please do that.

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00:36:07.980 --> 00:36:15.360

Peter J. Miley: Good evening, Chairman, members of the board. I am the only person on this evening, representing the field place.

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00:36:16.680 --> 00:36:25.560

Peter J. Miley: I sent the board and application seeking and requested the board. Consider a special use permit for an accessory apartment that's located a field place.

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00:36:26.880 --> 00:36:40.230

Peter J. Miley: On the section 355 zoning article 3.5 dash 33 through 3940 specifically excuse me talk to you a little bit about the owner. First, the owner of the property is

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00:36:41.010 --> 00:36:50.220

Peter J. Miley: Donna Joyce. She's been in the property for 45 years she's owned it for at least 35 years with her husband who is deceased and she purchased a home.

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00:36:50.910 --> 00:36:59.310

Peter J. Miley: From her father 35 years ago with her husband, her father is also deceased. She's a current owner of the property. She's the sole owner

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00:36:59.850 --> 00:37:07.140

Peter J. Miley: And she lives there by herself. In addition to renting out a small accessory apartment that's adjacent to the principal residence.

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00:37:08.070 --> 00:37:27.840

Peter J. Miley: Accessory apartment is directly above a garage that was constructed in 1945 so I'll take it back to the history of the property that house predates it's about a 1500 square foot ranch home one level and the addition, they put an addition on the home in 1945

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00:37:29.010 --> 00:37:42.270

Peter J. Miley: The vision was a garage two car garage is currently there in 1971 they added above the garage. So today, the footprint remains the same. Since 1971 within that garage, excuse me, within that edition.

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00:37:43.470 --> 00:37:57.210

Peter J. Miley: Probably about 45 years ago she estimates the owner that her father constructed in an accessory apartments been like that ever since. In addition to that, Oh, thank you. I was going to share my screen. But I appreciate you sharing it for me is that Mr. Kaufman dank if

337

00:37:58.860 --> 00:38:16.290

Peter J. Miley: I know. So that's the apartment entrance. As you can see, is a separate set of stairs that comes down from the garage, which also has a separate set of stairs that sends up to those set of stairs to the front porch, so that the front porch was also the last improvement on that home.

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00:38:17.370 --> 00:38:22.320

Peter J. Miley: So you have three improvements since the original construction of the home from 1925 the home predates

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00:38:23.460 --> 00:38:36.480

Peter J. Miley: The house in and of itself, as in very good shape, as well as the apartment as well kept the driveways are unfair shape as well as and if you know the properties on the corner of HBO and general Heath Avenue.

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00:38:37.710 --> 00:38:42.900

Peter J. Miley: So we just scrolling through the driveway. That's the interior of the home with the bedroom entrance

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00:38:43.920 --> 00:38:46.290

Peter J. Miley: That is the current kitchen with a small dining area.

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00:38:47.280 --> 00:38:58.290

Peter J. Miley: That is the bathroom because currently in the home, excuse me, accessory apartment. That's one parking area that's to the principal residence, which is a separate driveway entrance off general Heath waste or two driveways.

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00:38:58.770 --> 00:39:07.680

Peter J. Miley: On this more than adequate parking. So we have the two car garage and in front of the garage was a question with a public right away starts, we can stop right there at that photo.

344

00:39:09.120 --> 00:39:28.170

Peter J. Miley: We have we submitted an old 1971 site plan, which is not the best, but it does, it does demonstrate that there's 20 feet of property that belongs to a feel, thereby allowing for two cars are parked in front of the garage space. So it's not. There's no parking in the public right away.

345

00:39:29.400 --> 00:39:42.960



Adam Kaufman: major concern. Peter was showing that there are three spaces, you know, to for the house, one for the apartment that are not with that are all on the property. So if you can demonstrate that that's I think the biggest issue.

346

00:39:44.160 --> 00:39:47.850

Adam Kaufman: The other comment I had was just showing that the size relationship needs to code.

347

00:39:49.050 --> 00:39:57.360

Adam Kaufman: You know, but minor, minor comments. I think that, you know, these pictures are very helpful to the town still looks to the board, you're

348

00:39:58.080 --> 00:40:10.950

Adam Kaufman: Clearly, their apartments. Been there while clearly it still looks like a single family house. I don't have any you know objections are real concerns with this other than than those two those two items.

349

00:40:11.550 --> 00:40:15.450

Peter J. Miley: Yeah, if I'm party application I could share my screen if you want

350

00:40:15.720 --> 00:40:16.470

Peter J. Miley: That right there.

351

00:40:16.530 --> 00:40:23.040

Peter J. Miley: You hit the nail on the head. So if you look at this is a old site plan, obviously it's not stamped it wasn't done by a surveyor

352

00:40:23.850 --> 00:40:30.810

Peter J. Miley: But does demonstrate that if you look in front of the garage. A 20 foot to the property line to the public right away.

353

00:40:31.380 --> 00:40:40.020

Peter J. Miley: So the driveway obviously extends to Republic right away. However, there's adequate parking, even if they did not park in the driveway. They slept two car.

354

00:40:40.590 --> 00:40:47.940

Peter J. Miley: Garage with two cars that are able to park inside and then on the opposite side off of Heath general Heath Avenue.

355

00:40:48.390 --> 00:41:00.150

Peter J. Miley: Is a separate separate driveway just pass through earlier that demonstrates is also adequate parking, not only for the owner. But if she should, you know, have a guest over so there's more than more than adequate parking on site.

356

00:41:00.420 --> 00:41:04.530

Adam Kaufman: Will you be able to just dimension that on on the on upon the plan.

357

00:41:05.430 --> 00:41:12.810

Peter J. Miley: Sure, I can give you whatever you like. You want me to prepare site plan. You just want me to prepare it on the existing plan as shown. I

358

00:41:13.560 --> 00:41:23.100

Adam Kaufman: I don't think it has to be a separate site plan, but we just really need to have as enough information to show that those three spaces are off the right away. You don't need the variance. OK.

359

00:41:23.430 --> 00:41:24.840

Peter J. Miley: I will, I will certainly do that.

360

00:41:28.410 --> 00:41:30.060

Peter J. Miley: So getting back comments.

361

00:41:30.330 --> 00:41:32.970

Adam Kaufman: Word on the application concerns.

362

00:41:34.440 --> 00:41:40.200

Christopher Carthy: And Elaine curious as to what they're legally maybe rolling surprised on this.

363

00:41:41.850 --> 00:41:49.830

Christopher Carthy: Why they do for us now as opposed to 10 years ago or 1520 years ago. Why did before us today.

364

00:41:50.220 --> 00:41:51.030

Peter J. Miley: Can I answer that.

365

00:41:52.080 --> 00:41:53.160

Peter J. Miley: sir. Chairman.

366

00:41:55.410 --> 00:41:55.740  
Christopher Carthy: Okay.

367

00:41:56.310 --> 00:42:09.030  
Peter J. Miley: I'm sorry, I didn't hear you respond. So this is the owner didn't know the accessory apartments, been there for like indicator early 45 years she purchased it from her dad 35 years ago and knowing

368

00:42:09.780 --> 00:42:19.830  
Peter J. Miley: That there was any problem with it the taxes on the home has been paid as a two family. I have a separate tax bill if if you'd like to see it and she was issued a violation.

369

00:42:21.000 --> 00:42:25.830  
Peter J. Miley: And knowing that there was even an issue. So she sees a violation from the building inspector.

370

00:42:27.180 --> 00:42:34.950  
Peter J. Miley: And didn't even know there was an issue. So she would have legalized if there was an issue. Prior to her purchase it didn't come up in a title report.

371

00:42:35.580 --> 00:42:47.850  
Peter J. Miley: So this is the first time she's ever heard of it. She never she never knew she was actually invited. She was actually, you know, perplexity. She quite didn't understand the process. She's been paying tax to family home. So I'm just going to help her legalize it

372

00:42:48.180 --> 00:42:50.760  
Christopher Carthy: Actually, that doesn't answer my question rolling

373

00:42:52.500 --> 00:43:10.350  
Christopher Carthy: If a company was constructed this way for the assessment department lol was constructed, etc. Why, why is the property subject to that code requirement as opposed to being a pre existing situation that if. What if it. What if it was

374

00:43:10.590 --> 00:43:11.550  
Adam Kaufman: Me, I understand.

375

00:43:11.580 --> 00:43:19.500  
Adam Kaufman: Chris Christopher. There's actually a provision in the code. So when the accessory apartment law was written in 1985

376

00:43:20.520 --> 00:43:27.540

Adam Kaufman: They it's it's it's specific wording that says all existing accessory apartments.

377

00:43:29.970 --> 00:43:31.620

Adam Kaufman: Are not valid any longer.

378

00:43:31.710 --> 00:43:38.160

Adam Kaufman: But every accessory apartment in the town must come in post adoption of the law and get approved.

379

00:43:38.340 --> 00:43:40.620

Christopher Carthy: Okay, that's the answer to my question, Adam.

380

00:43:41.010 --> 00:43:46.620

Peter J. Miley: Thank. Thank you for clarifying that I didn't quite understand the question that you asked why she's coming to legalize it tonight.

381

00:43:46.710 --> 00:43:47.010

Yeah.

382

00:43:48.480 --> 00:43:49.650

Christopher Carthy: Okay, thank you.

383

00:43:50.190 --> 00:43:50.490

Adam Kaufman: Yep.

384

00:43:50.580 --> 00:43:51.030

Thank you.

385

00:43:52.110 --> 00:44:00.390

Peter J. Miley: So I'm presenting the board consideration for success story apartment. I just want to make one correction correction on the record as indicated in your code.

386

00:44:01.110 --> 00:44:08.940

Peter J. Miley: It's specifically states that a an accessory apartment can only be 132 33% the size of the home. So the homeless 1500 square feet.

387

00:44:09.780 --> 00:44:23.310

Peter J. Miley: I had the architect specifically look at the square footage today with closets. It's 469 square feet without closets is 432 square feet less than 33% max allowable into your code.

388

00:44:24.060 --> 00:44:32.940

Peter J. Miley: Just want to clarify it after the records. Those this apartment which will update the drawings to to demonstrate is 469 square feet with all of the closets included

389

00:44:33.870 --> 00:44:43.530

Adam Kaufman: Alright, so, so with that said, is the board. Constable at the application. If they are, if the board is then we can schedule a hearing for this.

390

00:44:46.170 --> 00:44:46.950

Christopher Carthy: I'm okay with it.

391

00:44:49.890 --> 00:44:56.850

Steven Sauro: Is the inspector have to send the fire inspector in or. How's that work. Anybody else have to go in there. Yeah.

392

00:44:57.270 --> 00:45:04.980

Adam Kaufman: That's a requirement of the special permit is that the building department will go in there and then there are. I don't know if it's every two years. I think that

393

00:45:05.280 --> 00:45:19.170

Peter J. Miley: It indicates about every three years, which we welcome that inspection, there is fire safety equipment is fire alarm co detection and of course we'll make sure that's all updating working parts of the issues of see up if we if we are blessed with one

394

00:45:20.010 --> 00:45:23.190

Steven Sauro: I just wanted to double check. Thank you. I'm fine. Having said that,

395

00:45:24.990 --> 00:45:26.310

Christopher Carthy: Jim anything would add

396

00:45:28.410 --> 00:45:41.610

Jim Jensen: The, it would be nice to the applicant. If we can dress all the towns, you know that the town's concerns to be able to get a legalized it supports a diversity housing which is the golden I think Adams point that it looks like a single family house in the outside

397

00:45:42.690 --> 00:45:44.550

Jim Jensen: Is this great yeah

398

00:45:45.900 --> 00:45:46.830

Christopher Carthy: Good. Thank you Jim.

399

00:45:48.450 --> 00:45:49.200

Christopher Carthy: Michael

400

00:45:50.130 --> 00:45:51.900

Christopher Carthy: Jackson very

401

00:45:52.650 --> 00:45:52.980

Larry Ruisi: Good.

402

00:45:53.670 --> 00:45:54.300

Christopher Carthy: Okay, good.

403

00:45:54.570 --> 00:46:00.180

Adam Kaufman: So, so then Peter. If you could just revise the, you know, to address those two those two concerns.

404

00:46:00.420 --> 00:46:06.000

Adam Kaufman: Yeah please submit and will schedule the public hearing and have a draft resolution for the board and then

405

00:46:06.480 --> 00:46:11.790

Peter J. Miley: To record. So as a public hearing going to be as good as I can. Notice properly you

406

00:46:12.420 --> 00:46:14.640

Adam Kaufman: Know what day is that what you're saying.

407

00:46:14.820 --> 00:46:18.600

Peter J. Miley: Yeah, as it date certain amount you're familiar with that process and

408

00:46:19.080 --> 00:46:28.650

Adam Kaufman: You can get why we have a meeting Valerie's not here. So I don't know when the submission date is for our January, the first meeting in January.

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00:46:28.980 --> 00:46:38.880

Adam Kaufman: Will if the boards. Okay, I'll coordinate without to see all the timing will either be the first meeting in January or the second. I don't know how kind of timing wise, it's going to work out.

410

00:46:39.300 --> 00:46:42.690

Peter J. Miley: Terrific. So I'll just coordinate with you, Adam. Yes. All right. Terrific.

411

00:46:42.990 --> 00:46:44.190

Georgia, which

412

00:46:45.540 --> 00:47:00.090

Peter J. Miley: I will have that way with regard to parking. I look forward to the public hearing and if you have any questions. Otherwise, I don't work for Joe from callard Bob please reach out to me the photo put this to bed and legalizing it miss Joyce.

413

00:47:01.620 --> 00:47:03.150

Peter J. Miley: Thank you, Chairman you

414

00:47:03.390 --> 00:47:12.150

Kellard Sessions: Just look at just looking at the schedule it looks like the, the, this is the final version. It looks like January 11 would be the submission deadline for the January 25

415

00:47:12.900 --> 00:47:15.750

Adam Kaufman: Okay, so I think that's what we should go for Peter

416

00:47:16.200 --> 00:47:16.560

Okay.

417

00:47:17.670 --> 00:47:18.030

Peter J. Miley: Got it.

418

00:47:19.050 --> 00:47:25.140

Peter J. Miley: You'll have everything well before that time soon until something else changes. If it does, January 25. Yep.

419

00:47:25.980 --> 00:47:27.300

Christopher Carthy: Look forward to seeing you again, Peter.

420

00:47:27.810 --> 00:47:30.030

Peter J. Miley: I'm sorry, I missed it caught the eye, and he said,

421

00:47:30.060 --> 00:47:31.680

Christopher Carthy: That's it will look forward to seeing you again.

422

00:47:32.160 --> 00:47:38.190

Peter J. Miley: Same here. I appreciate everybody be well and if I don't see you guys have a great holiday and and be safe and be well

423

00:47:38.580 --> 00:47:39.330

Peter J. Miley: Thank you guys for

424

00:47:39.540 --> 00:47:43.080

Peter J. Miley: Your time and you're working. Take care. Bye bye. Bye.

425

00:47:48.330 --> 00:47:55.020

Christopher Carthy: Last but not least, the next afternoon before the summit residential plan. Yes.

426

00:48:16.290 --> 00:48:18.720

Adam Kaufman: Good evening, and anyone who has who's been watching

427

00:48:19.860 --> 00:48:25.500

Adam Kaufman: Watching our progress on the web. If you could turn that off. Now, there's a little there's always a sinking issue.

428

00:48:26.580 --> 00:48:31.050

Adam Kaufman: Between the two and who's going to start off

429

00:48:32.490 --> 00:48:34.590

Mark Weingarten: I am at a March when you guys are ready.

430

00:48:34.740 --> 00:48:41.520

Adam Kaufman: Hi, Mark. Is there any I've got a few more people not familiar with in the waiting room. Who. Who else do I need to let in.

431

00:48:41.880 --> 00:48:44.130

Mark Weingarten: Jeff. Jeff mendell Jeff.

432

00:48:44.160 --> 00:48:46.530

Adam Kaufman: I didn't actually even see him listed here.



433

00:48:47.820 --> 00:48:50.670

Adam Kaufman: I've got Jerome hollow. Is he on your team.

434

00:48:51.060 --> 00:48:51.630

Mark Weingarten: He is

435

00:48:51.660 --> 00:48:53.190

Mark Weingarten: Jerry has one of the owners.

436

00:48:53.280 --> 00:48:55.440

Adam Kaufman: Okay, Matt mic master.

437

00:48:56.550 --> 00:48:58.560

Rich Granoff: So he's from grant of architects.

438

00:48:58.800 --> 00:49:00.180

Adam Kaufman: Okay, and it Fusco

439

00:49:00.720 --> 00:49:02.010

Rich Granoff: Granted for architects as well.

440

00:49:02.130 --> 00:49:04.770

Adam Kaufman: Alright, well let them all in. We don't have Jeff.

441

00:49:05.310 --> 00:49:12.090

Mark Weingarten: You know, that's interesting because he's supposed to speak and I have heard from him 10 minutes ago on the phone, if you don't mind, I'm gonna

442

00:49:12.510 --> 00:49:13.980

Christopher Carthy: Tell you how

443

00:49:14.100 --> 00:49:16.140

Adam Kaufman: To join now. Okay.

444

00:49:18.240 --> 00:49:18.630

Adam Kaufman: Here is

445

00:49:19.170 --> 00:49:21.060

Adam Kaufman: Easier. You just came out.

446  
00:49:22.170 --> 00:49:22.590  
Mark Weingarten: Great.

447  
00:49:30.180 --> 00:49:30.480  
Okay.

448  
00:49:34.380 --> 00:49:35.100  
Adam Kaufman: Jeff, how are you

449  
00:49:36.510 --> 00:49:37.620  
jeffrey mendell: Know my guys

450  
00:49:38.580 --> 00:49:39.090  
LUCIA

451  
00:49:42.630 --> 00:49:47.160  
jeffrey mendell: Let's see if we get the rest of my crew. They're all signing in. I'm sure

452  
00:49:47.340 --> 00:49:50.310  
Adam Kaufman: I think everyone's here. I think you're all set on your

453  
00:49:50.370 --> 00:49:53.100  
Adam Kaufman: Knees Christopher's you want to have them.

454  
00:49:53.550 --> 00:49:54.780  
Christopher Carthy: Yes, please.

455  
00:49:57.960 --> 00:50:08.640  
Mark Weingarten: Do want to have a start trouble. Okay. Great idea. So Good evening, Mr. Chairman and members of the board. My name is Mark wine garden. I'm a partner in the law firm of they'll Bello and Ellen.

456  
00:50:09.030 --> 00:50:16.020  
Mark Weingarten: Weingarten wise and we declare and it's my pleasure to be here this evening, representing summit club partners, LLC.

457  
00:50:16.500 --> 00:50:29.130  
Mark Weingarten: In connection with its request for site plan wetland steep slope and tree removal permit approvals for the property, formerly known as the Brentwood Country Club and now renamed the summit club.

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00:50:29.880 --> 00:50:42.780

Mark Weingarten: The site plan submission request approval for the residential component of the summit club which consists of 73 residential units and amenities building an outdoor pool and hot tubs.

459

00:50:43.260 --> 00:50:52.590

Mark Weingarten: Tennis Courts requisite parking and again house those amenities will be for the use of by both the residents, as well as the members of the golf course.

460

00:50:53.880 --> 00:51:03.210

Mark Weingarten: The site plan also described certain temporary facilities located on the golf course parcel, which is being processed to a separate application.

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00:51:03.810 --> 00:51:07.350

Mark Weingarten: These temporary facilities which are all located on the golf course.

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00:51:07.350 --> 00:51:16.320

Mark Weingarten: Parcel are for informational purposes only and will soon be removed from the formal site plane. So just, again, we spoke with Council, the other day.

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00:51:16.680 --> 00:51:22.260

Mark Weingarten: Those temporary facilities which are going to be utilized for us to get the golf course open in the spring.

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00:51:22.830 --> 00:51:34.140

Mark Weingarten: Are going to be the subject of a sub separate application to the building department which will come to you because we want to get that going. So that we can get the golf course going and all of those improvements are on a separate line.

465

00:51:34.830 --> 00:51:43.830

Mark Weingarten: We will also be finally shortly before the town board for the requisite special permit approval, which also is necessary, with respect to this application.

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00:51:44.520 --> 00:51:56.490

Mark Weingarten: I'm joined tonight by our team. The owners, the summit club partners, LLC. The principles, Jeff mendell and Jerry hollow are on you'll hear from Jeff shortly. We also have with us. Our architects.

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00:51:57.180 --> 00:52:04.560

Mark Weingarten: Rich grand off a principal of grand off architects, a highly regarded architectural group from Greenwich, Connecticut will present the plan.

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00:52:04.950 --> 00:52:11.910

Mark Weingarten: Will be followed by a brief presentation from our engineers at j MC pulls back we'll talk about a couple of the utilities issues.

469

00:52:12.870 --> 00:52:24.270

Mark Weingarten: Just a very brief history, this has gone on, as you know, for almost a decade back in June of 2011 we submitted an application for certain zoning text amendments to accommodate a golf course community.

470

00:52:24.960 --> 00:52:37.440

Mark Weingarten: After a lengthy and rigorous environmental review process. The town board is lead agency adopted findings adopted amendments to the zoning code which created a new golf course community overlay district.

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00:52:37.890 --> 00:52:48.810

Mark Weingarten: And map the new overlay district to this site which permitted up to 73 dwelling units with the requirement of seven of seven a at that age affordable housing units.

472

00:52:49.320 --> 00:52:58.230

Mark Weingarten: In March of 2016 the planning board issued its involved agency findings and site plan and steep slope approval for certain improvements to the golf course.

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00:52:58.770 --> 00:53:09.660

Mark Weingarten: In September of 17 the planning board grant that subdivision approval, creating a 130 acre golf course parcel and a 26 acre residential parcel.

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00:53:10.290 --> 00:53:20.310

Mark Weingarten: In January of 2019 the town board adopted an amendment to the zoning code deleting the requirement of fee simple ownership of the residences in the district and permitted

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00:53:20.670 --> 00:53:29.250

Mark Weingarten: condominium ownership under certain conditions and again in August of 2020 the planning board grant that site plan approval for the golf course work.

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00:53:29.700 --> 00:53:35.790

Mark Weingarten: Which we are proud to say is underway. As we intend to open the course in the spring of this

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00:53:36.630 --> 00:53:43.890

Mark Weingarten: Season the renovation is for all of the bunkers on the golf course being redone. There were three new homes being built.

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00:53:44.280 --> 00:53:52.650

Mark Weingarten: Significant architecture work throughout the course new tee boxes improvements to the driving range and improvements to the irrigation system.

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00:53:53.370 --> 00:54:10.320

Mark Weingarten: There were also a series of other related approval conditions regarding water service a community benefits agreement, a potential for age restrictions on the second phase of the project, and much more. But rather than dig into those details now we'd like to have Jeff mendell a familiar

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00:54:10.320 --> 00:54:24.030

Mark Weingarten: Face operating in a new role introduce the new ownership Jeff will be followed by architects who will present the site plan and they will be followed by pulses will briefly discuss the engineering issues. Go ahead, Jeff.

481

00:54:24.540 --> 00:54:25.080

Mark Weingarten: Thank you.

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00:54:25.350 --> 00:54:26.670

jeffrey mendell: Thanks, Mark, for that introduction.

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00:54:28.470 --> 00:54:30.150

jeffrey mendell: Mr. Chairman, members of the board.

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00:54:31.230 --> 00:54:34.620

jeffrey mendell: And other town officials. Good evening. It's nice to see you all.

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00:54:36.510 --> 00:54:49.680

jeffrey mendell: It's my pleasure to be here tonight, talking about the residential development at the summit club, as you all remember we were in front of you over the summer working on the golf course. And that was

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00:54:50.580 --> 00:55:01.290

jeffrey mendell: A productive. Couple of months. And since you granted your approval as Mark mentioned we have started construction on the golf course with a national golf contractor.

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00:55:03.030 --> 00:55:13.080

jeffrey mendell: Joe chameleon his team have been supervising the work that's being done there. And I think is satisfied with the all the procedures that are in place.

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00:55:14.100 --> 00:55:17.790

jeffrey mendell: We've accomplished as much as we could in the last 60 to 90 days.

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00:55:19.380 --> 00:55:24.690

jeffrey mendell: Now obviously, winter is coming. You know, we're expecting a major storm on Wednesday and

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00:55:25.890 --> 00:55:36.150

jeffrey mendell: The work is being shut down and protected and stabilized and the contractor will be back as soon as weather permits over the winter.

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00:55:36.630 --> 00:55:46.560

jeffrey mendell: As Mark mentioned, our goal is to get the club open in the spring and we will be coming back to you to talk about those temporary facilities in the very near future.

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00:55:47.040 --> 00:55:57.060

jeffrey mendell: Because there are critical to getting the course open. Some of you may have seen some of the articles in the press. We've had some coverage by news 12

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00:55:57.750 --> 00:56:07.020

jeffrey mendell: We've launched our website for the club and are you know taking let's call it initial expressions of interest from potential members their response.

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00:56:07.830 --> 00:56:16.650

jeffrey mendell: Quite a bit of it from the community itself has been great. We've seen a lot of people from our mock come in the door. Many of them are former Brentwood members.

495

00:56:17.370 --> 00:56:31.440

jeffrey mendell: Many more are from the windmill farms neighborhood across the street and everybody is very excited to see this golf course which has been a feature of the town of North Gasol since at least the early 1960s.

496

00:56:32.760 --> 00:56:34.380

jeffrey mendell: To see a place back in service.

497

00:56:36.510 --> 00:56:39.720

jeffrey mendell: So turning out to the residential project.

498

00:56:41.460 --> 00:56:51.570

jeffrey mendell: You know, that is what's before us here tonight. I think most of you know my background for those of you who don't, I'm an Armani resident. I've been living in town. Since 1994

499

00:56:52.740 --> 00:57:08.760

jeffrey mendell: I'm in the real estate development business. So all of my life and I'm based in Greenwich, Connecticut, where I've done several projects this project, as Mark mentioned has been going on for 10 years I was a young man when we started this project. So we're many of you.

500

00:57:10.200 --> 00:57:26.550

jeffrey mendell: And here we are. So there's no no point in sort of rehashing what happened over the last 10 years. It was a long and and let's call it difficult process, but a lot has changed this year. And that's really what I want to talk about

501

00:57:28.320 --> 00:57:30.780

jeffrey mendell: You know in in July.

502

00:57:32.340 --> 00:57:33.930

jeffrey mendell: I was able to

503

00:57:35.070 --> 00:57:46.110

jeffrey mendell: Buy out a partner of ours, a company called cards in real estate in New York City, with the assistance of my partner Jerome hollow who's on this call. I don't see Jerry, but I know you're there.

504

00:57:47.490 --> 00:58:03.930

jeffrey mendell: Jerry hollow runs a company and based in Miami, Florida, called Florida East Coast realty they've been involved with us from the beginning there an experienced development company having built over 60 million square feet of real estate projects over the course of

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00:58:05.280 --> 00:58:17.550

jeffrey mendell: Their company's existence. And so in myself and in and Jerry and his family, you've got an experienced development team was ready to now move this residential project forward.

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00:58:19.800 --> 00:58:32.010

jeffrey mendell: The project itself as, as I hope many of you do know is designed to be a luxury Country Club community, the golf course obviously is the centerpiece of the Community.

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00:58:33.180 --> 00:58:43.590

jeffrey mendell: But the development concept is frankly much more than that. What we're looking to create is an active lifestyle community for people who are looking for.

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00:58:44.250 --> 00:58:54.480

jeffrey mendell: What I call it amenities driven lifestyle, we will have what I believe is the only luxury golf course community in Westchester Fairfield County.

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00:58:56.130 --> 00:59:04.290

jeffrey mendell: The concept is not a novel one. It's a successful development concept in many parts of the United States. It just doesn't have do exist.

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00:59:04.740 --> 00:59:18.060

jeffrey mendell: Here in Westchester or Fairfield were blessed with many great golf clubs and many beautiful golf courses, but we don't have. We don't have that residential lifestyle component to it. So that's what we're looking to create

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00:59:19.560 --> 00:59:31.470

jeffrey mendell: Since since I took over as managing partner in July, we've, you know, sort of broken the log jam on the project again some of that with your assistance and

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00:59:32.220 --> 00:59:41.190

jeffrey mendell: We're really very, very excited to be moving into the residential development phase of the project, we think it's a one of a kind site.



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00:59:42.150 --> 00:59:52.560

jeffrey mendell: I fell in love with it you know 1011 years ago when we started on the process of acquiring the property from Mitsubishi, which in and of itself was no small feat.

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00:59:54.210 --> 00:59:55.140

jeffrey mendell: But we did it and

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00:59:56.220 --> 01:00:03.030

jeffrey mendell: Over the last 10 years we've managed to resolve or overcome, you know, many of the challenges and getting this project.

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01:00:04.410 --> 01:00:04.950

jeffrey mendell: Started

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01:00:07.230 --> 01:00:17.070

jeffrey mendell: In the early days back in 2010 we were working with an architectural firm called hard Howard and they are long since gone

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01:00:17.910 --> 01:00:26.070

jeffrey mendell: Since since Jerry and I took control this project, we decided to, you know, give it some new design direction.

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01:00:26.790 --> 01:00:34.140

jeffrey mendell: Based upon our experience in the business we we started out with a development concept that was designed by a woman named Deborah Burke.

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01:00:34.620 --> 01:00:46.410

jeffrey mendell: Who's the Dean of Architecture at Yale University. She did the master plan. And then we took that to rich grand off at grant off architects and with his assistance.

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01:00:47.490 --> 01:01:00.870

jeffrey mendell: And his team. We have fine tuned the project and I think come up with a beautiful modern design that is supported by a lot of market research and we believe it will be

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01:01:01.770 --> 01:01:15.600

jeffrey mendell: Not only very physically physically attractive and appealing, but successful from a development standpoint, I'll let rich talk a lot more about the architecture and the design, but I just wanted to give you the background.

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01:01:17.190 --> 01:01:26.490

jeffrey mendell: My goal is to work with this team to work with all of you on the planning board and the town officials to make this project, the reality. I think that

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01:01:27.660 --> 01:01:35.190

jeffrey mendell: We've demonstrated our good faith over the last five, six months since we took over the project and getting the golf course started

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01:01:35.640 --> 01:01:43.260

jeffrey mendell: And getting ready for it to put it back in business, in April of next year. And now we really want to do the same thing.

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01:01:43.770 --> 01:01:53.250

jeffrey mendell: On the residential side. So we're looking forward to working with you. We know that there's a lot of work to be done, you know, in baseball parlance. This is the first inning.

527

01:01:53.820 --> 01:02:05.970

jeffrey mendell: Of what I hope won't be a nine inning game. Let's call it maybe a four or five inning game. I think that would be great. But we know that it's going to take a collaborative effort to get this project moving

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01:02:07.050 --> 01:02:14.670

jeffrey mendell: So with no further ado, I'm going to turn this over to rich grant off and let him take you through the design. Thanks, Richard.

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01:02:16.770 --> 01:02:22.980

Rich Granoff: Thank you, Jeff. Good evening, Mr. Chairman, members of the board and Mr Catherine

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01:02:24.450 --> 01:02:34.740

Rich Granoff: For those of you, just a brief history ground for architects were 32 year old architectural practice in Greenwich, Connecticut. We've got currently a full time staff of 25

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01:02:35.460 --> 01:02:52.260

Rich Granoff: And we were the architects for Armand square about a dozen years ago, I guess, at this point, and Jeff. That was only a seven year approval. So you got beat by five by three on this, on this project I was a young man, back then, too.

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01:02:53.910 --> 01:03:02.160

Rich Granoff: So I'm, I'm going to take you on a relatively quick tour through the you know schematic design that we have come up with

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01:03:02.940 --> 01:03:18.990

Rich Granoff: I'm rather and belabor the details. At this point, I'll keep it high level will go through a series of images and plans and then I will obviously be able to answer questions that you might have in response to the to the architectural presentation.

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01:03:23.940 --> 01:03:24.540

Rich Granoff: Theoretically,

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01:03:28.110 --> 01:03:29.100

Mark Weingarten: We sharing the screen.

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01:03:29.700 --> 01:03:34.980

Rich Granoff: So Ken Anderson someone from my team, I think, Ken arison supposed to be able to share the screen.

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01:03:38.700 --> 01:03:39.480

Rich Granoff: But maybe not.

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01:03:39.570 --> 01:03:42.450

Paul R. Sysak, RLA (JMC): Issues range. I can help out if he's having

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01:03:42.450 --> 01:03:43.110

Mark Weingarten: It. There we go.

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01:03:43.470 --> 01:03:47.370

Rich Granoff: Good. They're good. Okay. Technology is amazing. When it works, isn't it.

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01:03:48.690 --> 01:04:06.720

Rich Granoff: Okay, so this first image is kind of an aerial view, if you will, of the residential portion of the project. Obviously the golf courses at the lower portion of the page. And we're 22 is at the upper portion and the arrangement that we've currently proposed.

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01:04:08.370 --> 01:04:27.960

Rich Granoff: Is the current entrances at the same spot that it is existing off of route 22 that is not going to change we're keeping that

entrance as you head in off to the right is the existing parking lot, which is also to remain and the proposal location of the

543

01:04:29.040 --> 01:04:40.530

Rich Granoff: New amenities building and I want to, I want to clarify that there is an amenities building which is being pointed at. Now, and to the right of that there will eventually be a clubhouse.

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01:04:41.130 --> 01:04:51.420

Rich Granoff: We're purposely not showing it in this presentation because it's on a different lot it's on the golf course slot and it's a different application which will happen separately.

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01:04:52.770 --> 01:05:02.280

Rich Granoff: Those two buildings. The intention is that will be connected in the middle the clubhouse to the right and the amenities building, which is where we're currently showing it.

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01:05:03.000 --> 01:05:12.510

Rich Granoff: Yeah, I'm going to come back to the amenities building after I talk about the residential buildings. So there are seven residential buildings proposed.

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01:05:13.020 --> 01:05:35.790

Rich Granoff: Six of them are at the lower portion of the site along the golf course. It's what Mr mendell calls the Ocean Front views and each of these buildings currently would contain anywhere between nine and 12 units. I'm in a lower level of parking and three levels above of

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01:05:37.230 --> 01:05:48.540

Rich Granoff: Residential I'll come back to the details on the buildings in a second. There were arranged intentionally along a very kind of quote unquote sexy arc on the site.

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01:05:49.770 --> 01:05:56.880

Rich Granoff: Each and every unit is intended to have a spectacular view of the golf course arm and that's that's really the underlying

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01:05:57.930 --> 01:06:17.460

Rich Granoff: Design, come sit on the project. There's another building which is on the upper part of the site, which will contain the last units two story building so that the total units will be 73 in these seven buildings, and that is to conform with the originally approves plan.

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01:06:18.660 --> 01:06:23.490

Rich Granoff: Now we're going to go to more of an aerial view of the project.

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01:06:24.990 --> 01:06:29.550

Rich Granoff: So this is what we call a bird's eye view. And you can see the six residential buildings.

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01:06:29.760 --> 01:06:30.750

jeffrey mendell: 20 the number one.

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01:06:34.230 --> 01:06:46.260

Rich Granoff: Along the bottom of the property, the amenities building at the right side, the upper building on the seventh building kind of at the middle of the page.

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01:06:46.740 --> 01:06:56.670

Rich Granoff: And then we're proposing some tennis courts in that part of part of the property, the location of all of the buildings was based on the golf course design.

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01:06:57.360 --> 01:07:08.370

Rich Granoff: The, the actually renovated golf course design and we worked closely with the golf course architects to make sure that the setbacks were appropriate for

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01:07:09.150 --> 01:07:18.810

Rich Granoff: Aaron's golf balls, which I can personally say I get many of when it off. So we're that we're within. We're not within the safety zone of any

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01:07:19.500 --> 01:07:31.020

Rich Granoff: golf balls flying. And again, the underlying concept here is that every each and every unit has Spectacular. Spectacular view of the golf course and western US

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01:07:32.220 --> 01:07:32.880

Rich Granoff: The sunset.

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01:07:34.260 --> 01:07:45.240

Rich Granoff: Now I'm going to take you into a quick overview of a typical building. And when I say typical building we've really only designed one prototype building at this point.

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01:07:45.960 --> 01:08:09.900

Rich Granoff: And the plan is that there will be seven buildings that are variations on a theme with different numbers of units and materials palette that is along the lines of what you see here, which is a cultured stone base on rustic Asian culture phone siding and glass walls, where

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01:08:11.100 --> 01:08:15.060

Rich Granoff: Where they're needed, which is obviously the the golf course us

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01:08:16.590 --> 01:08:17.040

Rich Granoff: And

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01:08:17.100 --> 01:08:25.500

Rich Granoff: I'll take you on a little bit of tour around the building from this view. Okay, from from this year. You see, it's what we call the money shot. This is looking from the golf course back

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01:08:26.130 --> 01:08:33.660

Rich Granoff: At the units and you're looking at here, you know that the base, which has underground parking behind it.

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01:08:34.800 --> 01:08:44.340

Rich Granoff: You're looking at three floors four units per floor. So this prototype if you will is 12 units per industry building

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01:08:45.540 --> 01:08:47.220

Rich Granoff: If we take a different view.

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01:08:48.660 --> 01:08:59.250

Rich Granoff: From here you see one of the concepts which is very large outdoor terraces for each unit. And that's also driven by the market.

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01:09:00.300 --> 01:09:10.890

Rich Granoff: People moving into these buildings out of a home into a condo on one of the things are going to miss as their backyard. So the idea here is that every unit has a very large chairs.

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01:09:11.310 --> 01:09:19.920

Rich Granoff: With a barbecue with a sitting area with an outdoor fireplace. A really a very usable terrorists and all these terraces face the golf course.

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01:09:20.400 --> 01:09:33.870

Rich Granoff: You also see the entrance to the garage on the right side, which would generally be you know below grade but at that at that point in the in the structure and the grading it's exposed. So you can get access to the garage.

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01:09:36.330 --> 01:09:45.390

Rich Granoff: Okay, this is on the approach. You can see how you know the property drops off to the back and then we get to the front view.

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01:09:46.140 --> 01:10:06.030

Rich Granoff: Actually is really nice aerial view and what we're showing here is there isn't. There's an entrance courtyard for each unit. So, the intention is, there's a parking court as you approach and that's for guests and deliveries and then beyond that parking court, there is a landscaped courtyard.

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01:10:07.740 --> 01:10:16.410

Rich Granoff: And then each building has two cores two entrances for for guests one on the left one on the right, when I show you the plans that might make more sense.

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01:10:17.370 --> 01:10:27.060

Rich Granoff: So to elevators are building and this is the, the approach. I'm driving in there's kind of an implied symmetry to each building

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01:10:27.540 --> 01:10:42.480

Rich Granoff: The intention is the vibe is a, you know, modern state, if you will. And as I say, the, the, the sightings stone. There's a lot of glass. But most of the larger glass walls are on the on the golf course side.

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01:10:44.700 --> 01:10:49.290

Rich Granoff: Just another view, to show how we're purposely have setbacks and

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01:10:50.880 --> 01:10:59.970

Rich Granoff: Some interesting architectural detailing which, you know, leave for another meeting and another committee, but hopefully you understand the vibe that we're trying

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01:11:00.780 --> 01:11:22.890

Rich Granoff: To create with the building and then the next slide, this is, you know, the literally the view from every single unit from the great rooms in each unit will be glass wall facing the terrorists facing the golf course and the horizon and the Western sunsets beyond

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01:11:26.070 --> 01:11:33.240

Rich Granoff: And these are just a, you know, flat elevation views of you side of the building as was required by the submission

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01:11:34.500 --> 01:11:42.750

Rich Granoff: We can quickly, you know, go through them. So you get the idea side of the building. Obviously the backs the back of the building.

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01:11:43.740 --> 01:11:53.910

Rich Granoff: And the garage entry side of each building. OK, so the lower level. The, the garage level has

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01:11:54.900 --> 01:12:04.680

Rich Granoff: 24 parking spaces indoor and that is to assign spots for every single unit. We've also got a single 12

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01:12:05.550 --> 01:12:16.590

Rich Granoff: Golf court a golf cart parking spaces along the bottom of the page there. And we've got two elevator cores for each building

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01:12:17.370 --> 01:12:38.790

Rich Granoff: Each of those has an entry lobby and an elevator that takes you to the upper floors and, in addition, we've got storage units a total of 12 there's 333 and three. So at this level basically has all the support facilities and we have Trash. Trash in the middle there.

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01:12:40.200 --> 01:12:44.610

Rich Granoff: And some mechanical space was that I'm not going to get into. But basically, this is a support structure.

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01:12:45.030 --> 01:13:01.350

Rich Granoff: The entire building. If you're a resident you pull into here and then you walk into one of your one of the elevator lobbies whichever one. And each of these elevators supports six units above two per floor. And if you get the elevator and go up to a floor. You will then

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01:13:03.450 --> 01:13:16.830

Rich Granoff: Enter into two units on the left, two units on the right, the elevator is right in the middle as Ken's gonna point out, um, and this is actually the ground floor.

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01:13:17.550 --> 01:13:30.360



Rich Granoff: A plan, which also has a guest entrance at grade. So if I'm a guest I park in the courtyard out front. I walk down a walkway covered into the lobby.

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01:13:30.960 --> 01:13:40.800

Rich Granoff: And I pressed an elevator button and other the other cores there and then that takes me up to one of three floors above

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01:13:41.580 --> 01:13:47.220

Rich Granoff: If I am a resident I do the same thing but I parked in the garage shake my elevator up to my floor.

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01:13:47.910 --> 01:13:57.720

Rich Granoff: And this is an upper floor level. So I'm a resident the elevator takes me right out into that unit or into the unit next to it.

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01:13:58.380 --> 01:14:06.600

Rich Granoff: So basically if I'm a resident I don't walk into any Carter's I get off the elevator into my apartment. Obviously the elevators will be keyed

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01:14:07.200 --> 01:14:26.010

Rich Granoff: electronically so I only can get into my unit. And if I'm a guest. I could only, you know, get up into the elevator. If the my my host allows me access to the elevator and this is all typical protocol and multi family that we do in in many projects.

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01:14:27.630 --> 01:14:38.070

Rich Granoff: So quickly. A typical unit can circling this major outdoor space on the corner unit and the big idea is that every unit has a great room.

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01:14:38.460 --> 01:14:45.210

Rich Granoff: Which is living, dining kitchen with a big outdoor space. So that is the kind of public areas of the unit.

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01:14:45.750 --> 01:15:02.820

Rich Granoff: And then on the left side, I've got a master suite which keeps going would walk in closets in a major bathroom and then down at the bottom. I've got two bedrooms, two bathrooms. So typical unit. This one I can't read that is about 2800 square feet three bedroom, three bathroom.

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01:15:03.960 --> 01:15:26.910

Rich Granoff: The typical enter unit is up two bedrooms, plus a den. It's 23 2400 square feet. There we go. Now I can see. Um, so typically unit next door is, you know, two bedrooms, plus a den similar idea, you know, large, large terrorists great room master suite.

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01:15:28.200 --> 01:15:36.660

Rich Granoff: I think you get the idea. On the architecture, I could talk for hours about the plans, but I don't think that's the purview of this specific meeting.

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01:15:38.100 --> 01:15:42.840

Rich Granoff: And then I think that might be the penthouse floor penthouse floor would be similar in this building.

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01:15:43.560 --> 01:15:59.610

Rich Granoff: Higher ceiling cathedral ceilings, but the intention is to take the penthouse floors and do less units larger units. So you could combine two of these units to create a 5000 square foot penthouse villa.

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01:16:00.660 --> 01:16:10.980

Rich Granoff: Penthouse. We could also do three per floor instead of four per floor have 3500 square foot units. So I think you understand that would be the variations on a theme.

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01:16:11.880 --> 01:16:31.680

Rich Granoff: The penthouse could be, you know, half a floor and not be a full floor, etc. And the intention is working with with the marketing folks we continue to develop variations as as units are are marketed and and hopefully pre sold. So we would customize units, mostly at the penthouse floor.

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01:16:32.760 --> 01:16:40.050

Rich Granoff: To various iterations of a number of bedrooms, a size of units number of terraces, etc.

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01:16:42.480 --> 01:16:48.090

Rich Granoff: OK, so now we're over at the amenities building on the left this aerial shows the future.

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01:16:48.090 --> 01:16:53.430

Rich Granoff: clubhouse. On the right, and how we would have kind of a central access point.

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01:16:54.660 --> 01:17:07.530

Rich Granoff: With a portico share. So you would pull up you drive into this kind of sexy and treads and you need to go into the clubhouse entrance on the right into the amenities building on the left.

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01:17:08.340 --> 01:17:19.860

Rich Granoff: Or some variation you would walk downstairs, which are actually will show in the next slide. And obviously this is a great view right here. This is the approach. So these renderings are showing

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01:17:20.700 --> 01:17:28.620

Rich Granoff: You know the humanity is building on the approach and we build that first and that would also serve as the sale center for the

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01:17:30.480 --> 01:17:31.530

Rich Granoff: For the condos.

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01:17:32.970 --> 01:17:46.920

Rich Granoff: And I'll take you through the plans. But basically, that this building has a fitness center on the right side and a small Bar and Grill on the left side and you're looking at the portico share on the left there. Sorry.

612

01:17:48.540 --> 01:17:58.920

Rich Granoff: This is, this is good. There we go. So that Porco share you drive through and then walk downstairs to get to the golf course manager. He's building on the right and club house on the left.

613

01:18:01.170 --> 01:18:17.700

Rich Granoff: So this is just a view from the golf course looking up, it's obviously built on a slope and you've got the center and restaurant at the upper level and then a full level down is the pool hot tubs, you know, cabanas

614

01:18:18.780 --> 01:18:36.570

Rich Granoff: This is a good view here and we're showing a swimming pool with a Infinity Edge waterfall right at the golf course. And then another level down on the right is the pro shop and starter shack and that's right at the first tee at that point.

615

01:18:38.100 --> 01:18:52.050

Rich Granoff: And this shows kind of the levels coming down and how you would start on the upper right, walk down a level walk down another level. And obviously, there's elevators indoors to get people down if you didn't want to walk.

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01:18:55.920 --> 01:19:01.560

Rich Granoff: On just another view on dealing with the three or four different levels. As you can see,

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01:19:04.620 --> 01:19:13.380

Rich Granoff: Okay, so just a quick a quick plan view. Um, basically we're looking at in the middle is the entry.

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01:19:14.100 --> 01:19:28.860

Rich Granoff: Right there. So that's kind of a gathering space. From there, you'd go to the right to get into the fitness center and you go to the left to get to the Bar and Grill. And this is, you know, intended to be you know 5060 person.

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01:19:30.570 --> 01:19:40.050

Rich Granoff: Grill room, which would be the humanity, you know, kind of dining facility for the condos, but would also we were going to go all the winter clubhouse.

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01:19:41.130 --> 01:19:51.870

Rich Granoff: For for the golf club, they would shut down and you mentioned as they would shut down that the larger dining facility in the bigger clubhouse. And this will become a winter clubhouse.

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01:19:52.350 --> 01:20:02.640

Rich Granoff: Um, you've got some support facilities at the bottom and then back to the entry you'd go straight through to get to the outdoor dining area and then one level down

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01:20:04.020 --> 01:20:15.390

Rich Granoff: To get to the pool area and obviously off to the left off the entry. There's an elevator and a staircase that would take you down indoors take you down.

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01:20:16.200 --> 01:20:26.520

Rich Granoff: To the lower level here. So if I did take the elevator down, then I would walk straight down outside to the pool that's kind of my handicap access and also

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01:20:27.000 --> 01:20:35.640

Rich Granoff: To the lower level. Now, which has locker rooms which would be the temporary locker rooms for for the country club.

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01:20:36.300 --> 01:20:52.260

Rich Granoff: Until the major clubhouse is built, but these these facilities would also be long term for this, the spa, which is at the lower level of the fitness center and the spies on the right side in the plan.

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01:20:54.360 --> 01:21:06.780

Rich Granoff: We're intentionally showing a large swimming pool with a lot of outdoor space a lot of room for cabanas outdoor dining, etc. This is intended to support

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01:21:07.380 --> 01:21:29.280

Rich Granoff: A community of 73 condos 150 hundred to 200 people, plus a future golf club that would have. I don't know how many Members Jeff could speak to that. But, you know, ultimately, there could be 100 or 200 people at this pool, you know, on a summer weekend or for a party.

628

01:21:31.140 --> 01:21:41.970

Rich Granoff: So that's why it is the size that it is. And that was dictated to us by by our clients that needs to be a pool that really can support. I'm quite a bit of activity.

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01:21:44.580 --> 01:21:55.530

Rich Granoff: And this is just another level down. Basically this is showing the pro shop arm and support facility down at that end and then you just have, you know, foundation

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01:21:56.670 --> 01:21:58.530

Rich Granoff: At this point below the pool.

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01:22:02.340 --> 01:22:09.840

Rich Granoff: I think that is the end of my slides. Yes, we can just hold it on the aerial view. That's great. Thank you.

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01:22:15.360 --> 01:22:27.090

jeffrey mendell: Okay great, thanks. Rich, I think we want to now turn it over to Paul seismic from john Myers consulting Paul, why don't you will walk people through the site plan, please.

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01:22:27.570 --> 01:22:28.560

Paul R. Sysak, RLA (JMC): Sure, absolutely.

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01:22:29.970 --> 01:22:36.600

Paul R. Sysak, RLA (JMC): And that even Chairman, members of the board. Thank you. Rich. Thank you, Jeff. Can everyone see my screen.

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01:22:36.960 --> 01:22:44.490

Paul R. Sysak, RLA (JMC): Yes. Okay. This is a quick site plan. I just want. I'll bring you through the the logistics of the site plan.

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01:22:45.780 --> 01:23:05.040

Paul R. Sysak, RLA (JMC): As rich had mentioned, we are keeping the existing curb cut to route 22 at this area, there will be a Gate House proposed we are in receipt of, by, by the way, the review memos from Adams and Joe's office there will be additional information forthcoming regarding the guardhouse

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01:23:07.050 --> 01:23:15.780

Paul R. Sysak, RLA (JMC): And then the roadway network is here should be noted that this is a private road roadway network, but it has been designed

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01:23:16.860 --> 01:23:30.510

Paul R. Sysak, RLA (JMC): In accordance with the subdivision regulations with 26 foot wide lanes. We have been coordinating with the building inspector and the fire chief separately there there is

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01:23:32.130 --> 01:23:46.080

Paul R. Sysak, RLA (JMC): one situation where we have one of the roadways is a little bit in excess of the maximum length permitted, but the fire chief did not have issue with that. So that's something that we're still waiting on a determination from the building inspector on

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01:23:47.220 --> 01:23:50.340

Paul R. Sysak, RLA (JMC): The units are married together.

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01:23:50.430 --> 01:23:50.640

Paul R. Sysak, RLA (JMC): In a

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01:23:50.970 --> 01:24:00.150

Paul R. Sysak, RLA (JMC): Real where they would have a central driveway between them, leading to the underground parking that rich was explaining. So there's, there will be three.

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01:24:02.370 --> 01:24:10.380

Paul R. Sysak, RLA (JMC): driveways connecting the lower six units as well as a single driveway connecting the upper seventh building the

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01:24:11.640 --> 01:24:29.700

Paul R. Sysak, RLA (JMC): Some of the information that Joe's office was specifically specifically requesting relates to the sewage and water services that will be for the development. The as you may know, there is an existing sewage treatment plant plant on the property that

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01:24:30.810 --> 01:24:39.780

Paul R. Sysak, RLA (JMC): Will be renovated. We have Mills engineering on board, they will be preparing the design and plans for the new sewage treatment plant.

646

01:24:40.470 --> 01:24:57.690

Paul R. Sysak, RLA (JMC): And that is in the works. The, the other item is the connection to water district. Number two, that we are within as Mark explained, we are currently working with the project hydrogeologist to come up with scenario where

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01:24:58.740 --> 01:25:08.970

Paul R. Sysak, RLA (JMC): We will find sufficient water source to connect to. So eventually the proposed project will connect to just to the bottom of the page on the left.

648

01:25:09.480 --> 01:25:19.620

Paul R. Sysak, RLA (JMC): Where water district. Number two comes across the street to now serve the common school as well as the property. So there will be upgrades their

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01:25:20.070 --> 01:25:36.840

Paul R. Sysak, RLA (JMC): stormwater mitigation will be provided through a series of on site bio retention basins that we anticipate, as well as a basin and the rear of about buildings, two, and three, that were outlined in the original approvals subject to additional soil testing.

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01:25:37.950 --> 01:25:49.020

Paul R. Sysak, RLA (JMC): The one thing before we turn it over to questions and comments is the application includes a sub minor subdivision Lot Line change and the

651

01:25:50.130 --> 01:26:05.850

Paul R. Sysak, RLA (JMC): Original subdivision that was approved to split the golf course in a residential is shown in red and overlaps in this area where it does not change. And as a result of the new layout of the plan. We're increasing the residential

652

01:26:08.490 --> 01:26:21.660

Paul R. Sysak, RLA (JMC): Lot by about two and a half to three acres in size. So the new location would be the blue line, which is a minor lot

plotline change and come across here and squared off basically at the end here.

653

01:26:22.740 --> 01:26:29.370

Paul R. Sysak, RLA (JMC): So no new lots will be created. It's just considered a lot line change, but I just wanted to make the board aware of that.

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01:26:31.170 --> 01:26:37.620

Paul R. Sysak, RLA (JMC): And that's all we have right now. Anyone has any questions. I think the team will be happy to try and answer them.

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01:26:40.140 --> 01:26:45.300

Christopher Carthy: Well, I'm going to ask the question, which is process at this point.

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01:26:46.380 --> 01:26:53.010

Christopher Carthy: This is a lot for a planning board to take in and to comment on into a pine well on

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01:26:54.840 --> 01:26:55.350

Christopher Carthy: And

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01:26:56.850 --> 01:27:12.390

Christopher Carthy: And obviously, there are many differences between the the finally is and what we're seeing now how does the planning board move forward with this plan constructively at this point. That's my process question.

659

01:27:16.350 --> 01:27:16.770

Mark Weingarten: So,

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01:27:18.240 --> 01:27:20.640

Christopher Carthy: I think I'll put that question out to Adam a rolling

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01:27:21.330 --> 01:27:27.810

Mark Weingarten: Okay, we would someone mind taking down the screen so we can see everybody when they're talking be helpful. Thank you.

662

01:27:29.310 --> 01:27:32.880

Adam Kaufman: You know, to process this Christopher you're talking about

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01:27:32.940 --> 01:27:39.390



Christopher Carthy: Yes, it's a lot to the planning board the process.  
Adam, and we're not going to start going to every little Iota right now.

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01:27:39.660 --> 01:27:48.960

Adam Kaufman: But no, no. I think you know Jeff was talking about this,  
as you know, using the analogy that we're, we're in a baseball game. This  
is

665

01:27:49.350 --> 01:28:06.180

Adam Kaufman: Where we're in the first inning here. This is a good  
overview. This some some high level feedback to the applicant would be  
helpful. Look, the hard part, the zoning is done, you know, now we're  
trying to just get the best plan prop best Pam top best plan possible

666

01:28:06.510 --> 01:28:07.380

Christopher Carthy: Approved here.

667

01:28:07.740 --> 01:28:23.940

Adam Kaufman: I was really glad to hear rich talk about how the ultimate  
design is going to different those building. I was really worried. I saw  
the same building repeated seven times. So I'm glad you know we'll, we'll  
see that and, you know, we'll, we'll see the refined plan as we go along.

668

01:28:25.950 --> 01:28:30.240

Adam Kaufman: But I think tonight would be appropriate for that it was  
that high level discussion.

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01:28:31.680 --> 01:28:36.690

Roland Baroni: But Adam I do, I do think that as this project as this  
review.

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01:28:38.460 --> 01:28:39.360

Roland Baroni: goes forward.

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01:28:40.530 --> 01:28:55.890

Roland Baroni: The planning board should become familiar with the  
environmental findings and the he is that it was based on because at the  
end of the day, this board as well as an involved agency will have to  
issue its own findings.

672

01:28:57.060 --> 01:29:10.680

Roland Baroni: So it would be important for you to be familiar and to  
point out anything you see as an inconsistency with what's being  
proposed, so that the lead agency can address it in a timely way.

673

01:29:12.600 --> 01:29:27.510

Adam Kaufman: Yeah, that's a fair a good point. And you know, I tried to do that in my memo, I think the biggest concern has to do with maintaining the hundred foot are to a buffer, right, seeing that landscape and plan understand how that's going to be actually implemented that was

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01:29:28.680 --> 01:29:38.280

Adam Kaufman: A really important issue for the lead agency. The other major high level comment I had in my review memo was how we treat Building seven.

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01:29:38.670 --> 01:29:51.120

Adam Kaufman: Now that is very different from what we contemplated originally. So we're gonna have to look closely at that understand it. We certainly saw in the plans that that building sevens have to fat two story.

676

01:29:52.200 --> 01:30:02.910

Adam Kaufman: Building, but whether that's ultimately going to be adequate, I don't know, you know, some feedback from the applicant on that tonight and what they're thinking would be helpful and

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01:30:03.390 --> 01:30:09.390

Adam Kaufman: Whether or not they recognize our concern or at least my concern. I don't know how the board feels about that.

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01:30:10.530 --> 01:30:15.120

Mark Weingarten: If you don't mind, I just want to make sure, just again from again it's Mark Weingarten

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01:30:16.440 --> 01:30:21.930

Mark Weingarten: As far as the legal legal process is concerned, in your counsel is absolutely correct.

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01:30:22.410 --> 01:30:31.830

Mark Weingarten: But let me please recall that when we went through the environmental review process and zoning. We had concept plans and now what we have is an actual site plan.

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01:30:32.310 --> 01:30:35.730

Mark Weingarten: And what's required by law is not that it'd be identical.

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01:30:36.180 --> 01:30:45.900

Mark Weingarten: But that it be conforming, so it's really in the as Adam said, I don't know if you're going to consider it a big change or not. Some of it is in the eye of the beholder as to

683

01:30:46.200 --> 01:30:52.320

Mark Weingarten: What is the level of change. You're never going to come in with an identical plan. Once you start engineering in and doing

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01:30:52.680 --> 01:30:58.560

Mark Weingarten: Working with the more specifics of what we're actually going to build. So that's just a typical part of the process and now

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01:30:58.860 --> 01:31:08.490

Mark Weingarten: We need to be able to give you more information to get you comfortable with the fact that we're, we believe that we are consistent with what was in that was the charge

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01:31:08.820 --> 01:31:16.080

Mark Weingarten: Of our architects and engineers that have put this together to be consistent with that plan as it was approved by the town board.

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01:31:16.320 --> 01:31:23.520

Mark Weingarten: And if you do have questions with things that are variations that you think may be in your mind material we will work with you on those

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01:31:23.760 --> 01:31:39.450

Mark Weingarten: To get to a point where we have consensus on them. And I think I think having done this for a while as well. I think that's the process that we're looking forward to working with you as partners to make this, you know, to make this a reality from concept planted to, you know, building plans.

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01:31:42.030 --> 01:31:42.510

Christopher Carthy: Thank you.

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01:31:43.530 --> 01:31:44.280

Christopher Carthy: That was helpful.

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01:31:51.240 --> 01:32:02.010

Christopher Carthy: So the next step. I mean, obviously, Adam has put out a you know in Joe for that extensive memos, which I'm sure you respond to, but

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01:32:05.250 --> 01:32:26.250

Christopher Carthy: And so we don't even really to have the architecture, yet you know in detail. It's not, it's not even like I would ask the architectural review board to join us yet because I think there were still at least one meeting away from seeing anything that is reviewable. But

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01:32:28.470 --> 01:32:42.660

Christopher Carthy: What is the next step for the African the African going to take items and Joe's comments and implement them and review them and execute what they hear what you can and then come back to us. Is that what you're thinking.

694

01:32:43.170 --> 01:32:57.810

Mark Weingarten: We're actually going to be doing a few things. And I'll let rich talk for the timing. We're firstly we are going, as I mentioned a little earlier, we are going to be making an application for special permit approval, which is required, with regard to the golf course to the town, boy.

695

01:32:58.290 --> 01:33:01.800

Mark Weingarten: Of course, you will see all of these materials that go into the soundboard.

696

01:33:02.220 --> 01:33:10.140

Mark Weingarten: Will be shared with you as well, which will give the description of what's going on on the golf course how we're complying with all the special permit conditions.

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01:33:10.410 --> 01:33:19.650

Mark Weingarten: That are part of that and and and and we will go. We will go forward with that we will also as part of a separate application. And again, because it's on a separate

698

01:33:19.950 --> 01:33:25.230

Mark Weingarten: Block we're allowed to do that. And we're going to be asking for your help, because it's going to be, as I understand it.

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01:33:25.560 --> 01:33:42.390

Mark Weingarten: It was determined today that it's going to be coming to you for site plan approval, at least in part to the temporary facilities which are what we need to do very quickly because those trailers that we want to put out there, for example, are going to be the pro the temporary

700

01:33:42.420 --> 01:33:50.520

Mark Weingarten: Pro Shop and and and the temporary food and beverage service for the golf courses. It's open this season, because we all wanted open this season.

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01:33:50.760 --> 01:34:03.000

Mark Weingarten: While we eventually get the approval from you and are able to build the things that you saw tonight. So, that is also going to be coming before you, and we hope to be doing all of that this month as we as we go forward with that.

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01:34:03.480 --> 01:34:10.860

Mark Weingarten: While that's going on. I'll turn it over to rich to talk a little bit about the timing as to when we think we'll have more detail.

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01:34:11.280 --> 01:34:28.530

Mark Weingarten: Yes, we will certainly be answering the town engineers comments we will be responding to the town planners comments but Richard is also questions with, you know, where you think the timing is is to when you have the architecture to a point that like we'd be at an IRB review level type

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01:34:30.090 --> 01:34:42.120

Rich Granoff: I would say now because we have schematic design done. I don't want to start developing seven buildings, based on the architecture. I'm showing you without getting the Arby's input.

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01:34:42.540 --> 01:35:00.420

Rich Granoff: I think it's most efficient to take what I have now which is renderings and detailed floor plans and site planning to the ARV take their temperature, hopefully get their approval or get some feedback revise and resubmit the architecture to them while you continue on the site plan.

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01:35:01.710 --> 01:35:02.400

Rich Granoff: Path. Right.

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01:35:02.850 --> 01:35:15.330

Christopher Carthy: Well then what we could do is what when I when I talked about the possibility of arranging the joint setting between the planning board and the architectural review board so that I can get the error be on board to opine

708

01:35:17.040 --> 01:35:20.160

Rich Granoff: And that's fine with me. It's, it's more efficient that way. Right.

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01:35:20.340 --> 01:35:20.880

Christopher Carthy: My we're

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01:35:21.300 --> 01:35:22.230

Christopher Carthy: Going back for

711

01:35:22.380 --> 01:35:24.000

Christopher Carthy: We want to be efficient here.

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01:35:24.540 --> 01:35:30.270

Christopher Carthy: And there's a big party. It's important to the town and we want to be efficient here. Great.

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01:35:30.540 --> 01:35:38.520

Mark Weingarten: That aligns fantastic and I would only ask again tonight and feel free, whoever if there's any other member of the board.

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01:35:38.880 --> 01:35:43.290

Mark Weingarten: That has any high level reactions or responses that we should be thinking about

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01:35:43.620 --> 01:35:51.750

Mark Weingarten: While we are doing what we're doing over the next few weeks. We'd love to hear it, we'd love to hear what the reactions are and get at least some general senses of, you know,

716

01:35:52.320 --> 01:36:00.030

Mark Weingarten: What you like what you don't like what you think is what you were looking for, you know, and at least we'll be able to come back with information. The next meeting to either

717

01:36:00.570 --> 01:36:09.510

Mark Weingarten: Whether it's making changes or maybe we would be bringing back something else to convince you that we think we're right on something, but we'd like to have an understanding of what the initial reactions are ugly.

718

01:36:09.690 --> 01:36:22.920

Christopher Carthy: Mark, I'm going to bring the rest of the board in on that then now to as well. I'm going to ask the rest of the board to a time and provide you with some input for the, you know, in that light. So Jim, you want to add something.

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01:36:25.020 --> 01:36:30.990

Jim Jensen: Just to just to question terms of the front entrance of facing Bedford a bit for road.

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01:36:32.130 --> 01:36:41.160

Jim Jensen: Just curious. So that's it looks like what you've done so far. I'm just curious about the thoughts about I think I saw one Paul had the

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01:36:41.910 --> 01:36:52.470

Jim Jensen: The elevation top down view in terms of the queuing of getting your so your, your guests or your residents in or your members in or if there was an event or planning event.

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01:36:53.130 --> 01:37:03.030

Jim Jensen: Just to the thoughts about how you coordinate the the egress on and off the bed for road onto or into your, your site. So traffic wouldn't back up onto a bit road.

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01:37:04.170 --> 01:37:07.860

Jim Jensen: Know who or how or when that that level of detail gets worked through

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01:37:09.060 --> 01:37:11.400

Jim Jensen: Was one thought I had and just in terms of your site.

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01:37:12.330 --> 01:37:17.460

Christopher Carthy: You mean also Jim. The idea of a separate entrance into the parking lot directly as well.

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01:37:18.360 --> 01:37:19.560

Jim Jensen: I would think so, yeah.

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01:37:19.980 --> 01:37:20.640

Jim Jensen: Alright, so

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01:37:25.440 --> 01:37:26.970

Jim Jensen: I'm sorry, what's the it's it's

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01:37:27.270 --> 01:37:30.510

Jim Jensen: Not that way tonight but but the the main drag we're entering off of

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01:37:31.410 --> 01:37:32.160

Roland Baroni: The 22

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01:37:32.340 --> 01:37:33.360

Jim Jensen: To 22. Thank you.

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01:37:34.080 --> 01:37:42.600

jeffrey mendell: I can address that a little bit for you guys. So yes, the main entrance is the current entrance en route 22 there will be a garden house. It will be recessed back from the entrance so that

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01:37:43.680 --> 01:37:48.240

jeffrey mendell: You know traffic can queue up inside the property, not out on Route 22

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01:37:49.500 --> 01:37:57.390

jeffrey mendell: Richmond his team and Paul will be designing that guardhouse and we'll be able to show that to you by the next time when we meet

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01:37:58.590 --> 01:38:04.350

jeffrey mendell: But you know, it's a it's my expectation that on the entrance still will be two lanes.

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01:38:04.830 --> 01:38:17.880

jeffrey mendell: Coming into the property so that Members and residents who have key fobs will be able to get right into the property through a members or residents only entrance and then guests will be stopping

737

01:38:18.540 --> 01:38:27.060

jeffrey mendell: Will be stopped at the guardhouse to be checked in allowed entrance to the property we expect to have the guardhouse manned 24 seven

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01:38:27.690 --> 01:38:39.120

jeffrey mendell: So that there will be security on the property at all times and then the exit lane back out under 22 will be one lane going out because everybody will not be stopped. Obviously on the way out.

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01:38:39.540 --> 01:38:40.140

jeffrey mendell: It's actually

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01:38:40.530 --> 01:38:42.810



Rich Granoff: It's actually two going out. Yes, if

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01:38:42.900 --> 01:38:43.830

jeffrey mendell: two lanes going out.

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01:38:43.920 --> 01:38:44.310

jeffrey mendell: As well.

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01:38:44.340 --> 01:38:46.350

Rich Granoff: As going out one right turn left turn.

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01:38:46.650 --> 01:38:56.130

Adam Kaufman: And the house is about 100 feet or so off the road off the property line. So that's at least five cars deep, yes.

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01:38:57.150 --> 01:39:08.520

jeffrey mendell: That's good clarification. Thank you. And then the plan that we worked on years ago provided for a service entrance at the parking lot.

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01:39:09.330 --> 01:39:21.330

jeffrey mendell: To serve the club so that truck and delivery traffic would come in through a service entrance and that service entrance would also provide a right turn only exit back onto route 22

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01:39:21.900 --> 01:39:30.510

jeffrey mendell: Out of the parking lot, which will help with traffic, leaving the property and would not interfere with the flow on Route 22 now that entrance

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01:39:30.930 --> 01:39:45.780

jeffrey mendell: You know, has not gone to new our state do it for approval yet, but since it's State Road. It's my understanding that that will have to take place. So we'll be working on that as well. Over the next few months.

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01:39:46.020 --> 01:39:46.650

Christopher Carthy: Right. Thanks.

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01:39:48.360 --> 01:39:50.340

Christopher Carthy: Michael Pollock. Do you want to add something.

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01:39:54.390 --> 01:39:57.480

Michael Pollack: I was curious what the height of the buildings are

752

01:39:59.610 --> 01:40:02.040

Michael Pollack: The primary six buildings and joining the golf course.

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01:40:03.090 --> 01:40:06.300

jeffrey mendell: There are no more than 39 and a half feet as required by zoning.

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01:40:08.760 --> 01:40:11.430

Michael Pollack: And how much room is they're using the tools building

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01:40:12.720 --> 01:40:14.250

jeffrey mendell: Rich, you want to comment on that one.

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01:40:16.170 --> 01:40:18.540

Rich Granoff: Um, I don't have the number of the top my head, I

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01:40:18.600 --> 01:40:24.990

Paul R. Sysak, RLA (JMC): I can answer. Yeah, I got there the narrowest points are about 40 feet between the buildings.

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01:40:26.790 --> 01:40:37.950

Michael Pollack: You're planning to construct all seven buildings at once. So maybe there's more than seven buildings karma construct the whole project that one sort of constructed in phases.

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01:40:38.220 --> 01:40:41.460

jeffrey mendell: So it's a good question, Michael, I'm it'll be constructed in phases.

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01:40:42.960 --> 01:40:53.790

jeffrey mendell: Some of that will be dependent upon the pace of sales and some will be logistics will be doing a construction facing plan as required.

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01:40:54.570 --> 01:41:05.130

jeffrey mendell: By the board. So we'll come back to you with more information on that. But it's our intention to build the project, you know, consistent with the sales effort and as quickly as as we can.

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01:41:05.430 --> 01:41:10.680

jeffrey mendell: I expect yearly take three to five years to build this out.

763

01:41:14.580 --> 01:41:15.990

Adam Kaufman: I don't know row lender.

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01:41:16.020 --> 01:41:27.450

Adam Kaufman: Or mark. You want to talk about the current state of phasing with the that the applicant has with the with the town board and the sales price right how that is going to play out.

765

01:41:28.170 --> 01:41:39.120

Mark Weingarten: Well, again, we were we entered into. I mean, rolling, if you want to you can feel free, but you know we entered into an arrangement where there is a first phase and the second phase.

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01:41:39.510 --> 01:41:47.190

Mark Weingarten: And there's a tab. There's an economic test of a per square foot test that will take place on the first phase of I think it's the first 36 units.

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01:41:47.520 --> 01:41:56.760

Mark Weingarten: Direct number and and there'll be a procedure with the town board for for verifying if we don't meet the test which

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01:41:57.540 --> 01:42:10.200

Mark Weingarten: Frankly, we, I'm not sure. We'll build it. If we don't meet the test. But if we don't meet the test. The second phase would have to be would have to be age restricted, but we're, we're very confident that we're not going to have that issue because

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01:42:11.340 --> 01:42:19.380

Mark Weingarten: It's just going to work, and I will anecdotally, I'd like to share with the board, if you don't mind, because I think I think I've been involved in to enrich has been involved in one

770

01:42:20.310 --> 01:42:24.540

Mark Weingarten: Very similar products that and projects that are going on now.

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01:42:25.290 --> 01:42:36.870

Mark Weingarten: You know, and, and even with the extra of what's going on with the pandemic. Maybe we'll take you on a view of it at some point during your picture and you know during one of the meetings, but there's a project up in

772

01:42:37.470 --> 01:42:45.660

Mark Weingarten: A media New York on Route 22 right up on Route 22 you can just drive north cold silo rich. It's very high end and it has multi million dollar homes on it.

773

01:42:46.080 --> 01:42:54.300

Mark Weingarten: But it also has villas, and the bill is which are condos and we were the lawyers on this project for many years and riches done some of the architecture work there.

774

01:42:54.990 --> 01:43:00.480

Mark Weingarten: Have been ignored mentally accept successful and people didn't think that people were going to be going that far.

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01:43:01.200 --> 01:43:08.910

Mark Weingarten: To go to a luxury golf course community and they have and the per square foot has been really unexpectedly terrific it's gone up since it started.

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01:43:09.660 --> 01:43:13.680

Mark Weingarten: rather dramatically, and I will also tell you when it came to condominiums.

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01:43:14.370 --> 01:43:20.940

Mark Weingarten: In Sleepy Hollow. We've been working for many, many years on a site called edge on Hudson, which is the old GM auto plants site.

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01:43:21.360 --> 01:43:28.320

Mark Weingarten: And the first phase of that is being developed currently by Toll Brothers and they've built some very high end condominiums.

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01:43:28.830 --> 01:43:39.660

Mark Weingarten: Town homes that are on the Hudson River. And the fact of the matter is we, you know, the product. Now for the empty nester in Westchester is doing extremely well.

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01:43:40.080 --> 01:43:53.910

Mark Weingarten: And the market studies are showing it. And now we have actual sales data. So we're just very, you know, I know. Jeff, especially anxious to get through this process of work with you because we genuinely believe these things are going to be very successful.

781

01:43:54.240 --> 01:43:55.500

Mark Weingarten: You just have a wonderful market.

782

01:43:56.850 --> 01:44:05.580

Rich Granoff: I just want to add to that brand of architects is designing the condominium buildings at silo rich and

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01:44:06.240 --> 01:44:15.150

Rich Granoff: They are we're on our third building with two more to go. And the buildings are similar proposing here there's a prototype.

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01:44:15.660 --> 01:44:24.240

Rich Granoff: And then each subsequent building we're doing is similar to the prototype, but we're kind of tweaking it as we go, based on sales.

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01:44:24.660 --> 01:44:35.430

Rich Granoff: And the layouts are a little difference. And so that's playing out the same way and and those those condominiums are selling really well at very, very high numbers.

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01:44:36.390 --> 01:44:42.810

Mark Weingarten: And they're a little bit larger, but I will tell you that there are condominiums, they're selling over \$3 million

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01:44:42.900 --> 01:44:45.810

Rich Granoff: Correctly, but they're also in the middle of. They're also in the middle of nowhere.

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01:44:46.350 --> 01:44:52.830

Mark Weingarten: Right, you know, on a golf course community. So there's just not a lot of that product. So we're very encouraged about going forward.

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01:44:53.430 --> 01:44:55.110

Michael Pollack: And who design Tom Brady's house.

790

01:45:01.980 --> 01:45:02.250

Mark Weingarten: House.

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01:45:03.600 --> 01:45:05.070

Mark Weingarten: We like to call it yourself have

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01:45:06.720 --> 01:45:23.220

jeffrey mendell: But silo raises a really interesting example guys to compare this project to I mean we're 45 minutes from midtown Manhattan. They're almost three hours from midtown Manhattan. They started out selling memberships at \$100,000 each they're up to 150,000 each

793

01:45:24.420 --> 01:45:34.500

jeffrey mendell: There condos are sold out everything that riches designed and has been built has sold, many of them every sold at higher prices, it's a lifestyle. It's very appealing.

794

01:45:35.340 --> 01:45:43.860

jeffrey mendell: It certainly has attracted a lot of the New York City crowd looking for summer homes and vacation homes. Not everybody wants to go to the Hamptons

795

01:45:44.850 --> 01:45:52.830

jeffrey mendell: The traffic you know you. I know you all the issues about the Hamptons golf is unaffordable and the Hamptons housing is unaffordable the traffic's terrible

796

01:45:53.970 --> 01:46:01.350

jeffrey mendell: You know, we see this product as appealing to many different segments of the market. I have a lot of friends. You know, I've been in town for 26 years

797

01:46:01.740 --> 01:46:08.880

jeffrey mendell: A lot of my friends like me their kids have grown up, they're still in their houses. Some have sold some have gone back to the city. Some have moved to Florida.

798

01:46:09.240 --> 01:46:13.050

jeffrey mendell: Someone who granted your White Plains, because there was no alternative to stay in our mind.

799

01:46:13.860 --> 01:46:23.490

jeffrey mendell: This is an opportunity, I think for us to keep some of our residents in town, instead of losing them to other communities and offer a lifestyle that

800

01:46:24.090 --> 01:46:40.500

jeffrey mendell: I think is a really desirable one and that the market is really is calling for so I'm obviously, as a developer, I confident, by nature, I think this is going to be a great project. I think the designs are going to be spectacular.

801

01:46:41.580 --> 01:46:45.960

jeffrey mendell: I look back to when Frank Lloyd Wright designed the Sony area.

802

01:46:47.040 --> 01:46:54.720

jeffrey mendell: Over to her Pleasantville which was radical when it happened. And today, it's a subject Twitter architectural schools across America.

803

01:46:56.160 --> 01:46:59.820

jeffrey mendell: You know, the work he did there was all modern at a time when nobody was doing

804

01:47:02.280 --> 01:47:15.810

jeffrey mendell: Today, a lot of the high end and the residential market, both in enrich you can talk about this in Greenwich, and in the Hamptons as well as in other parts of the country is really dominated by modern designs. That's what the market is calling for.

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01:47:16.980 --> 01:47:24.480

jeffrey mendell: So I think we've got a unique opportunity to do something very special and I look forward to doing it with all of you on this call. Thank you.

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01:47:28.560 --> 01:47:33.840

Christopher Carthy: You know, I had to step out. Sorry for a moment. But I didn't hear from Larry or Steve yet.

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01:47:36.300 --> 01:47:37.140

Steven Sauro: Now you want to go.

808

01:47:37.920 --> 01:47:39.330

Larry Ruisi: Sure, I'm

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01:47:40.650 --> 01:47:48.360

Larry Ruisi: Just the concept, boys. And part of this Jim brought up and some some thoughts just on infrastructure, one is

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01:47:48.930 --> 01:48:02.460

Larry Ruisi: getting in and out of the site. And I think that's already been addressed, but I, and I suspect the second one has been addressed, since this project has been around for years but you know adequate sewage and water. I think at one point.

811

01:48:04.290 --> 01:48:15.480

Larry Ruisi: I think it was Richard somebody mentioned that you were going to hook up to water district. Number two, and I guess. Do we know if we have enough water to supply this these units at this point in time.

812

01:48:16.260 --> 01:48:32.760

Mark Weingarten: Well you you bring up a great point in the bottom line is it's still under investigation. We as part of the environmental review process we we entered into a water district agreement to to to join. What a district number two. Unfortunately, when the

813

01:48:34.140 --> 01:48:42.930

Mark Weingarten: When the investigation went on and the well digging went on, etc. There was not adequate water source. So we are actually before the town board Wednesday.

814

01:48:43.380 --> 01:48:59.040

Mark Weingarten: Because the town is now identified a new potential site for water for us to be doing the drilling and to take a look with the initial reports are very encouraging. They're up to the south of the it's the the south of where the

815

01:49:00.270 --> 01:49:09.510

Mark Weingarten: To the to the to the golf course. And so if that works. We're going to be looking to amend to amend essentially the location and treated exactly the way

816

01:49:09.840 --> 01:49:21.840

Mark Weingarten: That it was treated when we did the environmental review, but that's something as far as water is concerned, is something that we're going to need to establish and we're working with the town board on that now and again we will have a public meeting. I think it's Wednesday. Right.

817

01:49:21.840 --> 01:49:23.580

Roland Baroni: Rolling correct Wednesday, it's

818

01:49:23.820 --> 01:49:25.380

Mark Weingarten: Wednesday that we're meeting to start

819

01:49:25.380 --> 01:49:26.220

Mark Weingarten: That process.

820

01:49:26.280 --> 01:49:28.380

Larry Ruisi: And sewage, is that all is that is that



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01:49:28.620 --> 01:49:29.070

Mark Weingarten: We have

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01:49:29.100 --> 01:49:37.860

Mark Weingarten: We have a sewage treatment plant on site. Paul could give you more of the specifics, but that was contemplating and it's more than adequate with the

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01:49:38.100 --> 01:49:39.600

Larry Ruisi: Static with okay

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01:49:39.930 --> 01:49:47.460

Paul R. Sysak, RLA (JMC): There will be a new sewage treatment plant designed by a sewage training often so that that will be provided and

825

01:49:48.570 --> 01:49:58.170

Larry Ruisi: Will be and just, just one last quick. Yeah. Out of curiosity, what, what kind of benchmark. Are you thinking about per square foot. Have you figured that out yet.

826

01:49:59.760 --> 01:50:02.910

Mark Weingarten: Yes, the approval. I'm trying to remember that was it's what was it,

827

01:50:03.210 --> 01:50:06.750

Mark Weingarten: 767 700 we

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01:50:06.840 --> 01:50:09.090

Mark Weingarten: kept going back, if I could remember 650 or so.

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01:50:09.270 --> 01:50:11.040

Larry Ruisi: It sounds crazy one

830

01:50:11.070 --> 01:50:15.300

Mark Weingarten: That's the Phase, Phase one the first 36 if we don't average \$700 per

831

01:50:15.300 --> 01:50:25.980

Mark Weingarten: Square Foot. We have to age restrict the balance of the side this the next 37

832

01:50:26.400 --> 01:50:29.130

Larry Ruisi: Okay, those, those are my just some initial thoughts.

833

01:50:34.410 --> 01:50:35.370

Christopher Carthy: Okay Steve.

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01:50:36.150 --> 01:50:41.100

Steven Sauro: I'll take a quick quick crack at it, guys. I'm very excited about the project and I think it's a great first step.

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01:50:42.360 --> 01:50:56.760

Steven Sauro: Again, we're not going to get into all the nitty gritty, but I just wanted to know where the inspiration came for the architectural change from the previous submitted plans. I know Adam at touched on it in the in his memo.

836

01:50:58.200 --> 01:51:09.000

Steven Sauro: And I am well, very well aware that you guys are so far ahead of perhaps me on the cutting edge of what's popular out there and what's successful and what is selling and I want to

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01:51:10.920 --> 01:51:18.570

Steven Sauro: Hear what you guys are doing. Because again, you're out there all the time. But could the architectural change or What's current or what's

838

01:51:19.350 --> 01:51:37.110

Steven Sauro: Appropriate now. Is it just a trend or what do you guys feel about that. In other words, because it was quite a significant change in the previously submitted plans more New England type as opposed to a much more horizontal modern take that you guys have presented here.

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01:51:38.160 --> 01:51:42.060

Steven Sauro: Any, any reason or is just it or is it just what's hot right now.

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01:51:44.640 --> 01:51:45.780

jeffrey mendell: Richard want to take that one.

841

01:51:47.070 --> 01:51:55.560

Rich Granoff: Yeah, it's that combination of Jeff and myself. Um, so we did it. We did a bunch of market research, combined with

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01:51:55.950 --> 01:52:12.600

Rich Granoff: Some projects that I'm working on and other towns, including Greenwich, Connecticut. I'm just finishing up a condominium project called The modern and it's pretty much sold out at over 1300 dollars per square foot in Greenwich, Connecticut.

843

01:52:13.950 --> 01:52:23.010

Rich Granoff: That's, that's kind of like a benchmark for what's going on out there. If you go outside of the area. I mean, everything that we're designing

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01:52:25.110 --> 01:52:36.960

Rich Granoff: Is modern New York City. Everything is it is modern, let me say most things are modern in general the the market is skewing in that direction.

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01:52:37.500 --> 01:52:50.880

Rich Granoff: Um, I just built a modern home for myself, but I'm an architect, so maybe that doesn't count. And we feel strongly that really make a mark with this project as something that's unique and different. We felt that

846

01:52:51.930 --> 01:52:58.980

Rich Granoff: What I'm going to call soft modern because if you look carefully at what I'm showing it's not slick flat roof modern

847

01:52:59.520 --> 01:53:09.720

Rich Granoff: It's it's modern or warm modern and and actually is inspired by Frank Lloyd Wright, who had a lot of glass walls and low sloping hip roofs.

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01:53:10.140 --> 01:53:20.880

Rich Granoff: And that's, you know, essentially what we're showing and that is one of the architectural intentions, is that it is inspired by you, Sonia, which is, you know, a few miles away.

849

01:53:21.540 --> 01:53:29.280

Rich Granoff: And I'm a student of Franklin, right. So even though we're calling it MODERN. MODERN. MODERN. It's just that it's not a shingle style design.

850

01:53:31.470 --> 01:53:34.890

Rich Granoff: And and as we develop the plans. I think that will prove

851

01:53:36.120 --> 01:53:40.800

Rich Granoff: It'll prove itself. And I'm positive that in the sales.  
Sales and Marketing

852

01:53:41.220 --> 01:53:47.670

Rich Granoff: It. People will warm warm up to it. They're very quickly.  
And one other side note, I know that we're in a neighborhood.

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01:53:48.000 --> 01:53:56.610

Rich Granoff: That has single family homes that are mostly you know New  
England traditional whatever 70s, 80s, you know, builder type, type  
product and

854

01:53:57.060 --> 01:54:14.190

Rich Granoff: I'm very conscious of that. But the fact of the matter is  
nobody's going to see this from the street or from their houses. So  
that's really part of the plan here is this is its own self contained  
community that the neighbors won't see or hear

855

01:54:15.240 --> 01:54:29.700

Steven Sauro: I, I appreciate that. Did you give any consideration to  
even the amenities building with a clubhouse to give a little more  
presence from 22 or is it set far back enough. Do you think it won't be  
very visible as well.

856

01:54:31.260 --> 01:54:42.030

Rich Granoff: Well said. It said pretty far back. And on that side, you  
know, the amenities and clubhouse building are basically one story  
structures or one and a half story structures and you'll see them.

857

01:54:42.960 --> 01:54:57.540

Rich Granoff: But they're not going to be in your face and we're not, we  
don't really want this project to be in anybody's face. You want to come  
through the gate beautiful landscaping and then you know approach. What  
is what I hope is a good looking clubhouse as a focal point. Right.

858

01:54:57.600 --> 01:55:11.160

Steven Sauro: And Adam alluded to how the build buildings on the  
construction of the phasing may change, but pretty much they're going to  
change interiors. If you can't really, you're not going to really much  
change the exterior is correct me if I'm wrong.

859

01:55:11.760 --> 01:55:30.990

Rich Granoff: I know we we plan on at the end of the day, we'll probably  
have seven unique buildings, but they'll all feel like they're part of a  
system and a community and have similar materials but we plan on varying  
the colors of the stone.

860

01:55:32.130 --> 01:55:41.160

Rich Granoff: You know, the colors of the roof, whatever it may be. We haven't gotten that far yet, but the intention is that even, even the roof lines and the massing

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01:55:41.820 --> 01:56:01.950

Rich Granoff: Might change as I alluded to the pen houses so if in building three the penthouse Laura's only two units, instead of four, then those the roofs can step down and it will be a unique building, but it looks like it's a cousin or a you know a sibling of the building next door right

862

01:56:02.010 --> 01:56:02.220

Right.

863

01:56:03.840 --> 01:56:05.790

Rich Granoff: Everything's everything's going to be heavily landscape.

864

01:56:05.790 --> 01:56:20.910

Rich Granoff: So the renderings are a little cold right now and that they're not really populated with landscaping, you know, between the buildings and mature trees and we as we get further down the road. We will will elaborate now renderings and show more landscaping.

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01:56:21.420 --> 01:56:24.180

Steven Sauro: No, I appreciate that. I was expecting that as well.

866

01:56:25.590 --> 01:56:27.870

Steven Sauro: I appreciate your time. Thanks, welcome.

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01:56:30.840 --> 01:56:31.170

Christopher Carthy: You know,

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01:56:32.250 --> 01:56:39.480

Christopher Carthy: One quick comment about building seven. I think it's a wonder if you couldn't come up with a plan a site plan.

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01:56:39.900 --> 01:56:52.710

Christopher Carthy: That integrates all of the buildings better as opposed to leaving that one building out there in the cold, the way it's set up there where now the back of that building is looking at the front of the other buildings and

870

01:56:53.940 --> 01:56:57.090

Christopher Carthy: The front of the buildings is now looking at the back of the building.

871

01:56:59.220 --> 01:57:02.010

jeffrey mendell: One of the things you got to realize, Chris. With this site is that it

872

01:57:02.820 --> 01:57:03.330

Christopher Carthy: Can change.

873

01:57:04.050 --> 01:57:16.410

jeffrey mendell: From the top of the site. Yes, that back building is actually the ground floor of that building looks over the roof of the buildings below it. So we're taking advantage of the changes and elevation by having

874

01:57:16.470 --> 01:57:20.460

Jim Jensen: I'm sorry I interrupted second would be possible to show polls.

875

01:57:21.570 --> 01:57:22.500

Jim Jensen: Overview again.

876

01:57:23.370 --> 01:57:23.760

Sure.

877

01:57:24.900 --> 01:57:30.180

Jim Jensen: While you do that there wasn't a similar. I like that. What was presented, there wasn't a similar one in the packet

878

01:57:35.730 --> 01:57:38.490

Jim Jensen: So I'm sorry to interrupt you, Jeff, if you could repeat that again, please.

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01:57:38.730 --> 01:57:48.450

jeffrey mendell: Okay, so, so this back building that that Chris is referring to happens to be at the highest elevation on the site and the site slopes down toward the golf course from there.

880

01:57:49.170 --> 01:57:59.820

jeffrey mendell: So that you know the lowest floor in that building looks over the roof of the buildings in front of it. So we preserve the view corridors by citing the buildings that way.

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01:58:02.100 --> 01:58:03.720

jeffrey mendell: The you know the other

882

01:58:05.250 --> 01:58:13.800

jeffrey mendell: Tennis courts, there may or may not get built depending upon the demand for tennis and you know how the club evolves.

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01:58:15.030 --> 01:58:17.430

jeffrey mendell: That area could wind up being open space.

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01:58:18.570 --> 01:58:24.270

jeffrey mendell: You know, in the future. So you know we did we put tennis courts there sort of as a placeholder.

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01:58:26.100 --> 01:58:31.290

Larry Ruisi: Or the affordable housing units going to be in one area they're going to be spread out.

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01:58:32.100 --> 01:58:33.030

jeffrey mendell: So, good question.

887

01:58:34.680 --> 01:58:37.440

jeffrey mendell: I'M WORKING ON THE AFFORDABLE HOUSING issue at the moment.

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01:58:38.550 --> 01:58:39.360

jeffrey mendell: We have the

889

01:58:40.380 --> 01:58:45.810

jeffrey mendell: We have the right to place them off site and I'm actually working on a side right now.

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01:58:46.500 --> 01:58:47.220

jeffrey mendell: Where are the

891

01:58:47.310 --> 01:58:54.000

jeffrey mendell: First Five of them would be located and you know will be coming to the town on that shortly.

892

01:58:55.170 --> 01:59:05.250

jeffrey mendell: To talk about it. They really don't belong on this property, it's, it's one of those unusual properties because it's a private club because these are very high end residences.

893

01:59:06.690 --> 01:59:14.190

jeffrey mendell: You know the affordable units, you know, were deemed to be allowed by the town to be located off site.

894

01:59:14.880 --> 01:59:15.210

Okay.

895

01:59:16.470 --> 01:59:18.180

Christopher Carthy: I agree on that point.

896

01:59:21.570 --> 01:59:39.330

Christopher Carthy: I just want to leave you with mean, I know you guys so expert this. I mean, I, I'm looking at this and I appreciate the fact that this is a concept when still in many ways. Although, like you said, we can bring the motif to the A or B. At this point, um,

897

01:59:40.800 --> 01:59:48.420

Christopher Carthy: I still would ask you whether or not you've really nailed it. And having building seven looking over the roof.

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01:59:48.900 --> 01:59:53.910

Christopher Carthy: Of all those six buildings viable buying that space. I don't want to be in building seven, quite frankly,

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01:59:54.450 --> 02:00:00.090

Christopher Carthy: You know, I don't lie, even at the higher elevation. I don't like the idea of looking over the road. The parking

900

02:00:00.480 --> 02:00:12.030

Christopher Carthy: The roofs, the AC units or whatever, it's going to be on the roof. So whatever maybe not. But you know what, I'm getting in. I just want me to be now that if you've maximized even your potential by putting that building there.

901

02:00:13.320 --> 02:00:17.280

Christopher Carthy: And that's just my two cents. And I know you guys are better at this than I am.

902



02:00:20.640 --> 02:00:33.570

jeffrey mendell: Well, I am Chris, thanks for your input. You know, it's a subjective business, you know, we have our rationale that we think, you know, responds to the market and we're going to do it in a high quality way.

903

02:00:34.770 --> 02:00:44.520

jeffrey mendell: Just kind of the way the site laid out, based upon the number of units and the spacing and what we had. We had multiple you know it's like solving simultaneous equations.

904

02:00:44.610 --> 02:00:48.750

Christopher Carthy: Yeah, I did. I can appreciate that really can I thank you.

905

02:00:51.600 --> 02:01:04.440

Christopher Carthy: Thank you. So are we leaving this now that you're going to take this you're going to reflect upon the memos that you've received and that the next meeting will be a joint meeting between the IRB and the planning board.

906

02:01:06.300 --> 02:01:06.630

jeffrey mendell: I think

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02:01:07.710 --> 02:01:11.100

Mark Weingarten: It would be great. That would be great. Yeah.

908

02:01:11.430 --> 02:01:16.020

jeffrey mendell: Yeah, we will respond to the memos and address all of the points that were raised.

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02:01:17.880 --> 02:01:28.320

jeffrey mendell: And it would be great if we could get in front of a RB as soon as possible. And if a joint meeting is acceptable. I think that would be fine with us we'll be ready.

910

02:01:31.980 --> 02:01:34.470

Christopher Carthy: Okay, board members. Anything else to add,

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02:01:36.390 --> 02:01:38.610

Jim Jensen: No. Okay. Will the will

912

02:01:39.750 --> 02:01:48.900

Jim Jensen: Was really walks or any any for so from the site. I guess folks to enter exit, they have to go by vehicle. There's no other way to get get onto the property.

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02:01:51.090 --> 02:01:52.980

Jim Jensen: Just curious. I don't know if that's him.

914

02:01:54.240 --> 02:02:08.370

jeffrey mendell: Yeah, essentially have live in and out all of the residents who live there will have the ability to walk to the clubhouse will take golf carts from their buildings to the club which will help with, you know, parking and traffic flow on the site itself.

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02:02:12.810 --> 02:02:16.410

Christopher Carthy: Which means your point, there is no pedestrian instance into this building.

916

02:02:17.250 --> 02:02:22.290

Michael Pollack: Okay, and the restaurants are for residents or club members on the

917

02:02:24.450 --> 02:02:25.170

Mark Weingarten: Guests

918

02:02:28.380 --> 02:02:37.680

Jim Jensen: That's where I was wondering like someone from from windmill farmers wouldn't be able to walk across 22 and then we'll kind of the property to go to go to the restaurant.

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02:02:38.040 --> 02:02:47.040

jeffrey mendell: Really good. Is there a member of the club. Certainly they they could walk onto the property if they liked it. We get a lot of people from windmill farms, who walk on the property right now.

920

02:02:50.910 --> 02:02:53.130

jeffrey mendell: All the time walking their dogs and

921

02:02:53.430 --> 02:02:53.760

jeffrey mendell: You know,

922

02:02:53.910 --> 02:03:03.030

jeffrey mendell: taking a stroll and looking at the sunset. So yeah, it's, it's certainly a walkable location for people to live across the street, Jim.

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02:03:03.270 --> 02:03:14.070

Christopher Carthy: Jeff, how is it a walkable location, though. I mean, is there a sidewalk that would, if somebody would have walked out a windmill, would they walk on the sidewalk along along the golf course that I mean along

924

02:03:15.900 --> 02:03:21.660

Christopher Carthy: On that side of 22 there. Is there a golf, you're basically walking in the shoulder of route 22 correct

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02:03:22.020 --> 02:03:24.510

jeffrey mendell: Yeah, there's no sidewalk their cross, you know,

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02:03:26.610 --> 02:03:33.600

jeffrey mendell: We have, we have got golf cart pass on the property so that you know you know working on the grass. But 20 guys and have sidewalks.

927

02:03:33.630 --> 02:03:37.110

Christopher Carthy: Right. I think Jim when you were alluding to that concept.

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02:03:37.890 --> 02:03:45.240

Jim Jensen: I was. Yeah, I was just curious about how to would there be an opportunity for those that are doing that today to be able to do that in the future.

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02:03:46.530 --> 02:03:54.570

Jim Jensen: In, like you said, I guess the winter winter season when the golf cart is closed courses close if you will be allowed to walk the path. Is it is it

930

02:03:55.650 --> 02:04:03.240

Jim Jensen: You know, is it is a way to be recreational opportunities passive recreation, for those that do not live on a property.

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02:04:03.960 --> 02:04:06.150

jeffrey mendell: I know, Jen. This is a private club.

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02:04:07.260 --> 02:04:11.040

jeffrey mendell: Got to be a member or a resident beyond the property.

933

02:04:12.270 --> 02:04:13.470  
Paul R. Sysak, RLA (JMC): I ability issues.

934  
02:04:16.230 --> 02:04:16.770  
I'm sorry.

935  
02:04:18.270 --> 02:04:18.840  
Rich Granoff: It might be

936  
02:04:19.950 --> 02:04:21.510  
Issues that

937  
02:04:22.740 --> 02:04:34.020  
Jim Jensen: I was just raising the question was that I think I saw in the perhaps in Adams memo, just to the question about, I guess, recreation of the time or the recreate the availability of recreation.

938  
02:04:35.640 --> 02:04:37.590  
Mark Weingarten: Recreation field right here. So,

939  
02:04:37.620 --> 02:04:53.880  
Mark Weingarten: The rep direct fee is calculated in context of the resident the residents on the property, whether there are recreational with his reputation available for them. That'll offset their use of other town assets so that that's the calculation.

940  
02:04:53.910 --> 02:04:54.330  
Mark Weingarten: And I love

941  
02:04:54.750 --> 02:04:56.070  
Mark Weingarten: The way that it was referring to.

942  
02:04:57.090 --> 02:04:57.420  
Mark Weingarten: Yeah.

943  
02:04:57.690 --> 02:04:58.830  
Christopher Carthy: I would think there is there.

944  
02:05:00.090 --> 02:05:01.440  
Mark Weingarten: would hope so. Yeah.

945  
02:05:02.220 --> 02:05:09.060

Christopher Carthy: You don't want. We also have john Cooper from the conservation board with us tonight. JOHN Is there anything you want to bring out before we wrap this up.

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02:05:10.170 --> 02:05:11.280

Adam Kaufman: Danny blocked.

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02:05:11.610 --> 02:05:15.750

Christopher Carthy: Any block. I'm sorry. And we have any blockers and ease or anything you want to bring up

948

02:05:16.710 --> 02:05:28.110

Andy Block: So, you know, I don't think that there's any wetlands issues that are raised that we haven't addressed in terms of the earlier view of what's going on on the golf course. Am I wrong about that.

949

02:05:29.670 --> 02:05:34.890

jeffrey mendell: No, I think you're correct me. There's no wetlands on the residential development parcel. Yeah.

950

02:05:35.640 --> 02:05:40.080

Andy Block: So the conservation board. We have sort of a nascent growing interest in in

951

02:05:41.190 --> 02:05:50.640

Andy Block: Trees and what's going on with tree removal and I didn't, frankly, get a chance to go through the entire packet to look if that's detailed is that the in what you've submitted.

952

02:05:52.560 --> 02:06:11.100

Paul R. Sysak, RLA (JMC): That is currently being created. We did an updated tree survey last month, so we we have now, you know, a revised free inventory of what exists there and then the sizes, you know, the survey was done several years ago so

953

02:06:12.570 --> 02:06:27.930

Paul R. Sysak, RLA (JMC): That is forthcoming, but we will put together a table that tabulate the size of the trees and any significant tree as outlined in the zoning code which is 24 inches and greater those will all be indicated in subsequent submission

954

02:06:32.400 --> 02:06:37.380

Andy Block: Yeah, it'd be great if you can invite someone from conservation board to that working session to

955

02:06:39.390 --> 02:06:40.920

Christopher Carthy: Which working session said

956

02:06:41.460 --> 02:06:44.100

Andy Block: Their meeting he proposed with the A or B.

957

02:06:45.960 --> 02:06:46.950

Christopher Carthy: Okay, okay.

958

02:06:48.930 --> 02:06:54.360

Christopher Carthy: All right, so is there anything else that anyone else wants to add at this point.

959

02:06:56.820 --> 02:06:57.510

Christopher Carthy: Is I think

960

02:06:57.660 --> 02:06:59.370

jeffrey mendell: What would your next meeting be Chris

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02:07:01.230 --> 02:07:08.790

Christopher Carthy: I could actually pull up that calendar for you that we just, we just actually published the 2021 schedule for

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02:07:11.850 --> 02:07:15.180

Christopher Carthy: We just got our 2021 schedule so

963

02:07:16.050 --> 02:07:18.210

Adam Kaufman: Essentially we meet every two weeks.

964

02:07:20.910 --> 02:07:22.350

Adam Kaufman: With a two week submission deadline.

965

02:07:23.640 --> 02:07:26.730

Roland Baroni: So the next meeting should be, then the 11th of January.

966

02:07:28.950 --> 02:07:30.270

Adam Kaufman: Maybe I'd have to look at

967

02:07:30.630 --> 02:07:31.620

Paul R. Sysak, RLA (JMC): Actually, the third

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02:07:31.710 --> 02:07:33.570

Paul R. Sysak, RLA (JMC): The 13th. It says

969

02:07:34.380 --> 02:07:36.060

Christopher Carthy: Okay, and I don't have in front of me.

970

02:07:36.270 --> 02:07:37.800

Roland Baroni: 13th would be a Wednesday.

971

02:07:38.880 --> 02:07:39.360

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

972

02:07:40.170 --> 02:07:41.820

Adam Kaufman: January. Love is

973

02:07:41.940 --> 02:07:42.960

Paul R. Sysak, RLA (JMC): 11 correct

974

02:07:43.980 --> 02:07:44.160

Paul R. Sysak, RLA (JMC): I

975

02:07:44.400 --> 02:07:46.530

Adam Kaufman: Corrected I was looking guys are gonna have anything new.

976

02:07:46.530 --> 02:07:52.800

Adam Kaufman: For us by then, you know, and the submission deadline is you know what this Wednesday.

977

02:07:54.270 --> 02:08:08.940

jeffrey mendell: Yeah, I think you're right. Adam, I think we should shoot for the next meeting will give us a little time to develop the plans further and respond to the memos and answer your questions and you know be in a position to move this along, you know, thoughtfully.

978

02:08:09.390 --> 02:08:12.690

Roland Baroni: So then that would be the 25th of January. Right.

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02:08:17.100 --> 02:08:26.790

Christopher Carthy: So Adam AS FAR AS process is concerned with the planning board the planning board can invite the IRB to attend the planning board meeting is a work session.

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02:08:26.970 --> 02:08:28.830

Christopher Carthy: Over but that wouldn't necessarily be an

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02:08:28.890 --> 02:08:34.860

Christopher Carthy: AR that would not be an ARV meeting, per se, where the error be could vote or

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02:08:36.960 --> 02:08:38.190

Christopher Carthy: Do you understand my question.

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02:08:39.210 --> 02:08:40.950

Roland Baroni: I'm sure they wouldn't be voting.

984

02:08:41.640 --> 02:08:42.030

Adam Kaufman: Magic

985

02:08:42.060 --> 02:08:42.630

I agree.

986

02:08:43.710 --> 02:08:45.480

Roland Baroni: So work session would be fine.

987

02:08:45.780 --> 02:08:48.330

Christopher Carthy: Work session will be fine. Right. Okay. That's what I thought.

988

02:08:48.630 --> 02:08:52.020

Mark Weingarten: Which means we still have to be in front of them for the formal process.

989

02:08:52.470 --> 02:08:53.730

Mark Weingarten: At a later point, but at least we

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02:08:53.730 --> 02:09:02.040

Mark Weingarten: Could get the high end. And I'd also mentioned as a matter of timing that it is our intention and our hope to get those temporary facility applications in

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02:09:02.520 --> 02:09:09.900

Mark Weingarten: And maybe we'll even be in front of you on the 11th for those. So we'll see how that how that goes wrong. We'll see how quickly were able to do that.



992

02:09:10.620 --> 02:09:11.130

Yep.

993

02:09:13.560 --> 02:09:14.910

Christopher Carthy: Thank you everyone.

994

02:09:15.000 --> 02:09:15.810

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

995

02:09:17.400 --> 02:09:23.190

Paul R. Sysak, RLA (JMC): Quickly just procedurally is there. Can you declare yourself lead agency tonight or

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02:09:23.730 --> 02:09:25.770

Christopher Carthy: I think the town board has declared themselves.

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02:09:26.730 --> 02:09:27.990

Adam Kaufman: That we concluded that

998

02:09:28.140 --> 02:09:28.890

Process.

999

02:09:31.680 --> 02:09:33.030

Roland Baroni: That's all been done, Paul.

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02:09:33.600 --> 02:09:35.310

Paul R. Sysak, RLA (JMC): Oh, okay. All right.

1001

02:09:35.400 --> 02:09:51.450

Mark Weingarten: We're still under the we're still under the findings. So there will be a finding here with respect to the, you know, this particular site but but we'll, we'll work through that where we were under the lead agency findings there so

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02:09:51.870 --> 02:09:52.590

Paul R. Sysak, RLA (JMC): That's fine. It's done.

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02:09:53.010 --> 02:09:59.850

Mark Weingarten: Just like when we were here with the Playboy. The last time that was an independent. So we'll, we'll be able to work that out with rolling

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02:10:00.930 --> 02:10:01.200

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

1005

02:10:02.340 --> 02:10:04.020

Paul R. Sysak, RLA (JMC): Thank you very much. Great.

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02:10:04.470 --> 02:10:08.580

jeffrey mendell: Okay, everybody. Thank you for your time tonight and very happy and safe holiday.

1007

02:10:08.970 --> 02:10:09.450

Roland Baroni: You to

1008

02:10:10.560 --> 02:10:11.700

Mark Weingarten: Take care, happy holidays.

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02:10:12.510 --> 02:10:13.170

Jim Jensen: Happy holidays.

1010

02:10:13.470 --> 02:10:13.800

jeffrey mendell: Thank you.

1011

02:10:14.670 --> 02:10:18.720

Christopher Carthy: So many who are members after Britain, I have to

1012

02:10:20.280 --> 02:10:23.250

Christopher Carthy: Summit signs off that leaves us alone for a moment.

1013

02:10:24.570 --> 02:10:29.730

Christopher Carthy: And. Okay, so I guess this is our last meeting of 2020

1014

02:10:30.990 --> 02:10:31.560

Roland Baroni: Yes.

1015

02:10:32.130 --> 02:10:38.130

Christopher Carthy: Okay. All right. So, hopefully. Well, I mean, it was a tough 2020, I guess. But a lot of us right

1016

02:10:38.460 --> 02:10:39.420

Adam Kaufman: Kill your different

1017

02:10:41.010 --> 02:10:44.190

Christopher Carthy: I haven't seen any one person in like five years now.

1018

02:10:47.310 --> 02:10:56.670

Christopher Carthy: Sidewalks we get the snow you decided, well, you know, at the zoo. I've learned to zoom pretty well you know it's working.

1019

02:10:57.570 --> 02:11:03.300

Christopher Carthy: And I will say this. I do love the PDFs and not getting that big, heavy stack.

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02:11:04.200 --> 02:11:18.450

Christopher Carthy: And I feel good for the applicant the Africans, like I'm an applicant sometimes. And I'm not spending, even though I want to printing everything anyway I'm not spending \$100 printing printing everything to bring over there, you know, that's listening.

1021

02:11:18.720 --> 02:11:22.800

Adam Kaufman: And being able to pull up the plans and yeah on them.

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02:11:23.820 --> 02:11:25.530

Adam Kaufman: On our screen. I think it works pretty well.

1023

02:11:26.130 --> 02:11:31.950

Christopher Carthy: But this board members you look forward to coming back into Sunday.

1024

02:11:33.510 --> 02:11:34.020

Steven Sauro: Sunday.

1025

02:11:35.130 --> 02:11:40.650

Christopher Carthy: Sunday me me in the post covert every you look forward to me United

1026

02:11:41.040 --> 02:11:42.780

Larry Ruisi: We all have our vaccinations, the

1027

02:11:42.780 --> 02:11:43.260

Typical

1028

02:11:46.020 --> 02:11:49.110

Adam Kaufman: To do this because of the governor's executive

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02:11:49.110 --> 02:11:52.230

Roland Baroni: Or yes, someday you won't have a choice but to go back

1030

02:11:52.620 --> 02:11:57.390

Christopher Carthy: Ah, you mean the the the order will inspire. Yeah.

1031

02:11:57.870 --> 02:12:03.300

Roland Baroni: Yep. Well, he renews it every month. So it's a month by month renewal.

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02:12:03.990 --> 02:12:07.200

Christopher Carthy: Okay, okay. That's interesting. I didn't know that.

1033

02:12:08.160 --> 02:12:11.760

Jim Jensen: Okay. Continue with electronic. That would be nice. I don't know if that would be an option.

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02:12:11.880 --> 02:12:16.590

Adam Kaufman: That would be that we can control you with your submissions coming in electronically short

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02:12:16.740 --> 02:12:18.570

Roland Baroni: Course only for the consultants.

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02:12:23.400 --> 02:12:35.310

Christopher Carthy: Yeah, okay. All right, everybody, so listen happy everything, you know, happy everything. Thank you for everybody for your participation rate participation, on behalf of the town wish you well, have a good time.

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02:12:36.540 --> 02:12:36.810

Christopher Carthy: See

1038

02:12:38.490 --> 02:12:38.970

Jim Jensen: Like you

1039

02:12:39.210 --> 02:12:39.540

Make your

1040

02:12:41.280 --> 02:12:41.880  
Jim Jensen: Holidays.

1041  
02:12:42.570 --> 02:12:43.800  
Steven Sauro: Derby healthy everybody

1042  
02:12:44.130 --> 02:12:45.600  
Christopher Carthy: Yep. Bye bye.

1043  
02:12:46.080 --> 02:12:46.710  
Steven Sauro: Bye. Good.

1044  
02:12:46.950 --> 02:12:48.120  
Jim Jensen: night. Good night.

1045  
02:12:48.510 --> 02:12:48.900  
Christopher Carthy: Good night.

1046  
02:12:49.530 --> 02:12:50.490  
Steven Sauro: Motion to adjourn.

1047  
02:12:50.850 --> 02:12:52.050  
Christopher Carthy: Yeah. Second,

1048  
02:12:52.770 --> 02:12:53.100  
Steven Sauro: All in

1049  
02:12:53.160 --> 02:12:54.390  
Jim Jensen: FAVOR, AYE.

1050  
02:12:56.070 --> 02:12:56.610  
Jim Jensen: Remember,

1051  
02:12:58.680 --> 02:13:03.480  
Christopher Carthy: You know, when we get back to the post coven era.  
I'll have everybody over for a barbecue.

1052  
02:13:03.810 --> 02:13:04.470  
Christopher Carthy: There you go.

1053  
02:13:05.250 --> 02:13:05.730

Jim Jensen: I like that.