

WEBVTT

1

00:00:00.299 --> 00:00:00.750

Christopher Carthy: Thank you.

2

00:00:02.399 --> 00:00:03.959

Christopher Carthy: Valerie Thank you for pointing that out.

3

00:00:05.490 --> 00:00:07.649

Adam Kaufman: Okay, Christopher we are all set.

4

00:00:07.980 --> 00:00:08.340

Christopher Carthy: Okay.

5

00:00:08.429 --> 00:00:17.190

Christopher Carthy: Thank you, good evening, ladies and gentlemen, and welcome to the planning board meeting of March 22 we have a full agenda for this evening.

6

00:00:18.119 --> 00:00:22.950

Christopher Carthy: So, this evening we have planning board members Steve sorrow.

7

00:00:23.460 --> 00:00:39.330

Christopher Carthy: Michael Paula Jim Jensen Larry Ruiz, he my name is Chris Carthy we have town planner Adam Calvin with us planning board Secretary Valerie does a Mon, and from the conservation board we have changed black with us Jane, thank you for being with us tonight.

8

00:00:40.530 --> 00:00:48.450

Christopher Carthy: And we have jojo melly from colored sessions town engineer rolling verrone our consulting attorney Thank you Robin.

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00:00:49.200 --> 00:00:49.950

Roland Baroni: Thank you.

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00:00:50.190 --> 00:01:11.370

Christopher Carthy: So, with all that said, we have before us this evening four sets of minutes from January 12 2021 January 26 2021 February 22 2021 and March 8 2021 20 the planning board members want to make a comment about the Minutes.

11

00:01:13.980 --> 00:01:15.480

Steven Sauro: Know sure okay.

12

00:01:15.930 --> 00:01:25.470

Christopher Carthy: So if there are no comments about the Minutes, I want to thank Valerie for getting those minutes on the agenda, thank you bow and i'll make a motion to approve the Minutes of those four dates.

13

00:01:26.190 --> 00:01:26.700

Steven Sauro: i'll second.

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00:01:27.120 --> 00:01:27.870

Christopher Carthy: All in favor.

15

00:01:29.430 --> 00:01:45.420

Christopher Carthy: Excellent Thank you so the first item on the agenda before us this evening is the public hearing for 375 Main Street that's the Shell station on Main Street and Armand and balance the paperwork, in order for that public hearing.

16

00:01:45.840 --> 00:01:46.440

Valerie B Desimone: Yes, it is.

17

00:01:47.070 --> 00:01:52.470

Christopher Carthy: Excellent excellent so Larry real easy is going to read the notice of public hearing.

18

00:01:54.030 --> 00:02:00.900

Larry Ruisi: notices here by giving that the north Castle planning Board will hold the public hearing online and nc TV.

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00:02:01.380 --> 00:02:13.500

Larry Ruisi: And in armonk and banks fill in nc TV cable cable vision 18 and verizon 39 and North white plains, on Monday march 22 2021 at 7pm.

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00:02:14.130 --> 00:02:19.530

Larry Ruisi: When any person may be heard in favor or against the Shell gas station side plan application.

21

00:02:20.070 --> 00:02:26.220

Larry Ruisi: The subject property is an existing gasoline filling and service station in the CBS zoning district.

22

00:02:26.610 --> 00:02:38.160

Larry Ruisi: The applicant is seeking approval to redevelop the property by removing existing structure and peelee dispenses and constructing a new convenience store fuel dispenses and canopy.

23

00:02:38.610 --> 00:02:49.050

Larry Ruisi: The property is located at 375 Main Street and known on the North Castle tax maps as lot went away all three dash one dash seven five.

24

00:02:49.440 --> 00:03:04.530

Larry Ruisi: And located within the CB zoning district public comments can be submitted to planning at North Castle on New York calm during the meeting an invitation to the meeting will be given if you would like to provide live comments to the board during the meeting.

25

00:03:05.370 --> 00:03:06.180

Christopher Carthy: Thank you Larry.

26

00:03:07.380 --> 00:03:09.240

Christopher Carthy: So i'll make a motion open the public hearing.

27

00:03:10.200 --> 00:03:12.030

Christopher Carthy: That good old favor.

28

00:03:15.060 --> 00:03:15.420

Okay.

29

00:03:16.920 --> 00:03:18.570

Christopher Carthy: So, as the applicant with us this evening.

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00:03:19.800 --> 00:03:27.510

Leo Napior: And, good evening Chairman members of the board i'm joining me also in his hand he said Allah i'm from New York fuel and rubber bronzino our project engineer.

31

00:03:28.200 --> 00:03:33.990

Leo Napior: not sure if frank Philip choco is somewhere in the waiting room but he's our traffic engineering was supposed to be on the call as well.

32

00:03:34.320 --> 00:03:35.430

Adam Kaufman: Do not see him here.

33

00:03:35.790 --> 00:03:47.820

Leo Napior: Okay, you may be signing on and i'll just do a brief summary of the project for the benefit the public cloud this application have been pending for quite some time, it is i'll try to pull up or.

34

00:03:50.520 --> 00:03:58.230

Leo Napior: it's the existing Shell station at the corner of templates and Main Street, the proposed project and fills removing the existing fuel pumps and.

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00:03:59.550 --> 00:04:07.020

Leo Napior: Repair structure that's there and constructing a new 1800 square foot building with two new pumps and a canopy.

36

00:04:09.780 --> 00:04:16.080

Leo Napior: Along with related landscaping and sidewalk and curving improvements, since we were last before the board.

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00:04:16.470 --> 00:04:30.630

Leo Napior: We did go to the zoning board and were granted the requisite variances in order to move forward with this project, and I had spoken to the town clerk I think the next trip I have is to the town board for.

38

00:04:31.680 --> 00:04:50.790

Leo Napior: permission for outdoors the sales display as well and is acceptance of a payment in lieu of wetland planting and so allison mentioned to me that really shouldn't need something i'm from the board, you are Joe on just the letter a referral and potentially recommendation from the board.

39

00:04:51.810 --> 00:04:53.100

Adam Kaufman: yeah we could do that.

40

00:04:54.030 --> 00:05:02.580

Leo Napior: So with that we've been to a bunch of public hearings already with other boards and I haven't had any neighbors along the way, but i'm happy to open it up, just in case there isn't anyone that has any questions or comments.

41

00:05:05.130 --> 00:05:07.290

Christopher Carthy: And is there anyone here to or have we receive it.

42

00:05:07.860 --> 00:05:15.150

Adam Kaufman: We haven't received any advanced comments and I haven't received any emails about anyone wishing to participate in this urine.

43

00:05:18.840 --> 00:05:22.380

Christopher Carthy: play board members is there anything you want to add to the public hearing at this point.

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00:05:25.980 --> 00:05:31.830

Jim Jensen: Alright, well, I had a question about the resolution is now the time to kind of release boy will be will be for the town board.

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00:05:32.970 --> 00:05:35.190

Jim Jensen: In the next step now, yes, yes, I have a question now.

46

00:05:36.090 --> 00:05:41.520

Adam Kaufman: yeah let's let's air out all yet you know what I was thinking is on.

47

00:05:42.570 --> 00:05:50.280

Adam Kaufman: The Board is really teed up to adopt a resolution, so if there are any outstanding items we want to talk about, we should do that.

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00:05:51.150 --> 00:06:00.540

Jim Jensen: There was a comment about the being at co applicant, the town, being a Co applicant for the lighting meeting with that also you mentioned.

49

00:06:01.620 --> 00:06:05.220

Jim Jensen: Getting a license from the town for the outdoor display.

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00:06:06.390 --> 00:06:13.500

Jim Jensen: Would that would also would that item also go before the recommendation of town board or how do we move forward on that suggestion.

51

00:06:14.190 --> 00:06:21.120

Adam Kaufman: Well, first we need to have a better understanding of what the applicant is willing to do with respect to the lighting.

52

00:06:21.660 --> 00:06:29.850

Adam Kaufman: If the answer is that you are willing to put in the light, we need to talk about well then who's going to make the application and who's going to be responsible for the maintenance.

53

00:06:30.270 --> 00:06:47.520

Adam Kaufman: Of of that light if it's in the right of way you know I don't know drove you remember what we did or role and how we handle the elsewhere in town I don't recall, I thought we under we are responsible for all the lighting at the end of the day.

54

00:06:48.300 --> 00:06:51.270

Roland Baroni: I think you're correct I think that's how standard yeah.

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00:06:52.290 --> 00:07:02.430

Leo Napior: So hang on just on that point I did have a chance to speak for other with our client and we would be willing to handle the initial installation provided the tournament takes over.

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00:07:03.480 --> 00:07:06.330

Leo Napior: The polls and deals with the do team, or on a regular basis there.

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00:07:06.690 --> 00:07:09.630

Adam Kaufman: yeah and I think that's good news, and I think that's.

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00:07:10.230 --> 00:07:12.930

Christopher Carthy: that's fair yeah really good news.

59

00:07:15.750 --> 00:07:24.960

Leo Napior: We do have one round, I know, we had some outstanding more technical comments I don't know that it's so much concerns the board, but from you and from Joe and on your last review model, so we will.

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00:07:26.100 --> 00:07:29.790

Leo Napior: clean up our last plan set get responses and and what will show those.

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00:07:30.960 --> 00:07:32.940

Leo Napior: weight pause on our next round of submission here.

62

00:07:33.780 --> 00:07:39.450

Adam Kaufman: All right, are there other site plan issues that we want to discuss the board wants to discuss here.

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00:07:39.810 --> 00:07:53.460

Larry Ruisi: You know I mentioned this before I mentioned it again and then i'm going to drop it, but if you walk down Main Street from to graze towards the post office and keep walking and you look at the papers that.

64

00:07:54.120 --> 00:08:04.320

Larry Ruisi: Basically exist, a lot of them a crack there he they're up there, so you know there's there's missing papers I just don't know that papers or a long term approach here.

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00:08:04.770 --> 00:08:12.960

Larry Ruisi: When you could do something like scored concrete and you see that over to chicos I just throw it out, one more time and then i'll drop it.

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00:08:17.790 --> 00:08:20.400

Joe Cermele: To chicos internal to the site or along the.

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00:08:20.550 --> 00:08:21.660

street because those those.

68

00:08:22.980 --> 00:08:27.090

Larry Ruisi: If you look at the chicos you know what you're waiting online for the tent you know, to go in.

69

00:08:27.780 --> 00:08:36.360

Larry Ruisi: The good part of that is just scored concrete to make it look like a herringbone brick situation which i've seen i've seen elsewhere and i'm sure Joe you seen all this and.

70

00:08:36.870 --> 00:08:46.140

Larry Ruisi: And you know, the question is, are we putting something there that's not going to hold up over time and that's you know it's it's not a big deal but It just seems to me.

71

00:08:47.070 --> 00:08:55.200

Larry Ruisi: You know, when we look at men, you know that side of Main Street there there's some maintenance that needs to be done there and and if we can install something.

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00:08:55.680 --> 00:09:04.020

Larry Ruisi: that's just as attractive and has the same look but it's going to stand the test of time is that is that a better solution that's all.

73

00:09:06.270 --> 00:09:23.100

Joe Cermele: It will certainly look at that, with the highway department, the applicant I know when we did the the sidewalk along the chicos was

done on the side of mainstream the detail was different from the West side and that the side of main had a concrete sub base.

74

00:09:24.030 --> 00:09:26.670

Joe Cermele: It was papers are actually set in a concrete bed.

75

00:09:27.750 --> 00:09:31.140

Joe Cermele: Leave on the West side they're on a stone like an item.

76

00:09:31.140 --> 00:09:31.860

Christopher Carthy: For us.

77

00:09:32.940 --> 00:09:33.390

Joe Cermele: So okay.

78

00:09:33.480 --> 00:09:35.610

Larry Ruisi: Well, let me make the difference than yeah.

79

00:09:35.700 --> 00:09:36.480

Joe Cermele: What will look at it.

80

00:09:36.870 --> 00:09:45.330

Christopher Carthy: Okay, let me do remember, we talked about that the last meeting, where the papers were set in concrete and you thought that was set in concrete, that was a different.

81

00:09:45.750 --> 00:09:56.730

Christopher Carthy: Item than if they were setting let's say item for stone does you seem to be comfortable with the concept of the papers, if they were set on a concrete bed, as opposed to just resting in the stone dust.

82

00:09:56.850 --> 00:09:58.140

Larry Ruisi: yeah I probably am.

83

00:09:58.350 --> 00:10:00.720

Christopher Carthy: Not okay all right, thank you Larry.

84

00:10:01.020 --> 00:10:01.290

Okay.

85

00:10:04.320 --> 00:10:13.620

Christopher Carthy: All right, so board members anything else he also up Jim just to answer your procedural questions right the town board still have to opine.

86

00:10:13.950 --> 00:10:18.960

Christopher Carthy: and approve on the outdoor play out, and you know.

87

00:10:21.960 --> 00:10:23.310

Christopher Carthy: There was one other thing they'll.

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00:10:23.310 --> 00:10:25.320

Leo Napior: See the fee and low the wetland litigation.

89

00:10:25.470 --> 00:10:28.920

Christopher Carthy: be a little the wetland mitigation so just you know it has to go to the.

90

00:10:29.100 --> 00:10:34.740

Christopher Carthy: Right game before we see it, and I don't see a resolution here yet Adam for this well, I would say.

91

00:10:35.370 --> 00:10:37.110

Adam Kaufman: we're not we're not going to adopt anything.

92

00:10:37.260 --> 00:10:42.120

Christopher Carthy: Right, so what i'm getting at is we're still gonna have an opportunity to look at that resolution.

93

00:10:42.630 --> 00:10:47.850

Jim Jensen: Right Okay, but at least it would there be a few recommendations for the town board.

94

00:10:49.020 --> 00:11:00.840

Jim Jensen: Right, this would be one as well that we're asking the recommending that they would be co applicant if, yet the applicant agrees to installing them if the town was help support the ongoing maintenance find it right.

95

00:11:00.930 --> 00:11:01.260

Right.

96

00:11:02.790 --> 00:11:04.890

Jim Jensen: The The only other comment I had was.

97

00:11:05.580 --> 00:11:08.250

Jim Jensen: There was a question between Adam and the applicant.

98

00:11:09.300 --> 00:11:16.050

Jim Jensen: about the size of the monument in front, the marker in front, whether we six foot high or four foot high.

99

00:11:16.140 --> 00:11:16.890

Adam Kaufman: yeah the sign.

100

00:11:17.160 --> 00:11:17.580

sign.

101

00:11:18.990 --> 00:11:19.410

Jim Jensen: I don't know.

102

00:11:20.130 --> 00:11:29.010

Leo Napior: So we did we did receive a variance Jim from the zoning board for the size of the sign, so it sits on a two foot pedals goal and the rest of the signage was approved by zoning board.

103

00:11:29.490 --> 00:11:30.420

Jim Jensen: Okay, thank you.

104

00:11:33.000 --> 00:11:37.710

Adam Kaufman: So if the board wants to make any sort, we have to frame the communication to the town.

105

00:11:37.710 --> 00:11:37.980

Christopher Carthy: board.

106

00:11:38.160 --> 00:11:54.210

Adam Kaufman: Those three issues, the the additional lighting on Main Street the fee in lieu for the wetlands I can't be mitigated on site and the third being the outdoor display way.

107

00:11:56.850 --> 00:12:12.420

Christopher Carthy: Okay, so board members, I had some reservations about the play again I didn't actually think it was perfectly situated I didn't love the way it was being proposed, on the other hand, i'm not trying to put the applicant out of business, and I also.

108

00:12:13.650 --> 00:12:24.300

Christopher Carthy: I think, was the opposite and or someone mentioned that across the street, that they are using outdoor space for display that's for sure true.

109

00:12:24.870 --> 00:12:40.500

Christopher Carthy: My question, there was whether or not they are in violation of the site plan or not, and then I also want to mention that that applicant is all that location it's also coming before the planning board again in the near future, at some point for.

110

00:12:41.730 --> 00:12:52.290

Christopher Carthy: A site plan approval so it's just something to be consistent about in terms of how we want to handle the outdoor displays you know what we have permit here will.

111

00:12:52.950 --> 00:13:01.200

Christopher Carthy: Most likely be permissible across the street so it's just something for us to give give some thought to as to how we want to handle outdoor displays.

112

00:13:01.470 --> 00:13:12.000

Christopher Carthy: And I think what what we choose to do on Main Street can be different from what we choose to do on route 22, for example, that's that's, something that would like the board, just to consider.

113

00:13:19.320 --> 00:13:21.630

Steven Sauro: I agree, Chris i'll chime in the.

114

00:13:23.400 --> 00:13:24.330

Steven Sauro: aesthetics of it.

115

00:13:26.820 --> 00:13:44.280

Steven Sauro: are very, very are varying in that I think what they what do they propose a like a four foot or five foot wide length of a display as but My biggest concern was pedestrian traffic on the sidewalk without them entering into the pavement area if that's a concern for anybody.

116

00:13:45.690 --> 00:13:56.880

Steven Sauro: But also, if these things, is there any way you can regulate it to where they sometimes they tend to grow in other areas and other cities and towns, you may see them expand where they're doing.

117

00:13:59.400 --> 00:14:02.040

Steven Sauro: Different different types, whether it be ice, whether it be.

118

00:14:02.940 --> 00:14:12.360

Steven Sauro: firewood or whether it be a windshield wiper fluid and before you know it's encompassing 20 feet of frontage and that's the ISO and I think we're all trying to be a little concerned with.

119

00:14:12.840 --> 00:14:20.490

Steven Sauro: i'm not sure what kind of regulation, what you know what kind of regulations, we can impose on somebody or, it has to be within a certain.

120

00:14:20.880 --> 00:14:28.740

Steven Sauro: With someone and so forth, or you can you can modify certain products, but i'd rather not do that i'd rather not do a certain product because it's really up to them.

121

00:14:29.370 --> 00:14:37.290

Steven Sauro: But I just wanted to try to prevent it some way where they don't it won't grow encroach upon like an outdoor flea market each day you know, and so on and so forth.

122

00:14:39.600 --> 00:14:40.290

Christopher Carthy: Thank you Steve.

123

00:14:44.310 --> 00:14:45.720

Leo Napior: If I made this comment briefly.

124

00:14:46.320 --> 00:14:46.950

Of course.

125

00:14:48.510 --> 00:14:51.990

Leo Napior: A lot of these things we have to be before you request and say.

126

00:14:53.010 --> 00:14:58.710

Leo Napior: These are the other stations I don't know whether they got approval didn't get approval, but becomes an enforcement issue, without a doubt.

127

00:14:59.280 --> 00:15:04.650

Leo Napior: I don't know the building right just going around and right not violations looking for people to site um.

128

00:15:05.250 --> 00:15:11.550

Leo Napior: I can represent that we put down what we think is a reasonable space for outdoor sales display there's certainly no intent to grow over time.

129

00:15:12.000 --> 00:15:21.930

Leo Napior: we're making a large investment into the rest of everything else around here between the landscaping the sidewalks the lamp posts, etc, we said we want to be in a competitive position with our.

130

00:15:23.100 --> 00:15:29.310

Leo Napior: competitors basically virtually almost every gas station around whether it's in North Kessler not has these outdoor sales displease.

131

00:15:29.910 --> 00:15:37.800

Leo Napior: And whether they're following the rules are not following the rules that they show up so we don't want to be disadvantaged we're trying to do the right thing we're putting it on our plan.

132

00:15:38.850 --> 00:15:45.480

Leo Napior: I think we've we've tried to give the board Stevens your point, we did expand the walkway in front and there's three feet of clearance.

133

00:15:45.780 --> 00:15:54.330

Leo Napior: Between the edge of the sales display in the eyes of the curve in there, so we expanded that as well um I just asked the board to take all that into consideration when you're not able to make your recommendation.

134

00:15:55.590 --> 00:15:56.310

Steven Sauro: Sure, thank you.

135

00:15:57.660 --> 00:16:00.720

Christopher Carthy: Thank you as well, and we appreciate your point as well.

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00:16:01.290 --> 00:16:01.590

sure.

137

00:16:03.450 --> 00:16:14.970

Christopher Carthy: Again, this is something the town Board will have to opine on the side, but I think it's important that the planning board does give the town board some direction.

138

00:16:15.240 --> 00:16:16.110

Adam Kaufman: If you have to.

139

00:16:16.260 --> 00:16:19.440

Adam Kaufman: write what you have to provide your report so.

140

00:16:19.740 --> 00:16:28.110

Larry Ruisi: yeah so Chris and I, my opinion really hasn't hasn't changed on this, I think I think what the applicant is proposing is.

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00:16:28.530 --> 00:16:37.950

Larry Ruisi: is fair and reasonable I think they extended the length, you know the width of the sidewalk, so there is, there is the ability to walk to walk in front of it.

142

00:16:38.610 --> 00:16:45.990

Larry Ruisi: understanding that, quite frankly, most or much of the traffic will come directly from the pumps, which are perpendicular.

143

00:16:46.830 --> 00:16:52.260

Larry Ruisi: To the store so yeah she'll get occasionally get some people walking in off the sidewalk but.

144

00:16:52.920 --> 00:17:08.190

Larry Ruisi: You know from my from my point of view, if it's if it's rational reasonable controllable, then I then I don't think we should have a problem with that, I think it's basically part of what you see virtually in every gas station.

145

00:17:09.210 --> 00:17:18.540

Larry Ruisi: And when you look at the site now and you look at what the site is going to look like in the future it's like here's a difference so so i'm fine with it.

146

00:17:19.650 --> 00:17:21.210

Christopher Carthy: Thank you Larry Thank you.

147

00:17:26.760 --> 00:17:27.210

Christopher Carthy: Jim.

148

00:17:28.320 --> 00:17:34.860

Jim Jensen: No, I I appreciate the concerns the way Stephen and I are both express the comments they can.

149

00:17:36.810 --> 00:17:47.670

Jim Jensen: You would want to put the disadvantage is a common, they are, they are tend to end up being like a reminder time to get any type of thing out in front of displays out in front of stores, you know you so.

150

00:17:48.750 --> 00:17:54.840

Jim Jensen: And it is that you know you think of hardware stores to do it and can do it successfully they put things out during the day to remind people.

151

00:17:55.860 --> 00:18:03.330

Jim Jensen: dragon back in at night, you know, so I wonder if there is a way to least you know, to the extent that the applicant is found space to do it.

152

00:18:05.100 --> 00:18:10.200

Jim Jensen: In a way, that you know can can safely people can safely move around it without.

153

00:18:11.370 --> 00:18:15.420

Jim Jensen: And if there's a way that it can it can be compromised I would I could support.

154

00:18:16.440 --> 00:18:18.000

Jim Jensen: Your recommendation for a license.

155

00:18:20.670 --> 00:18:21.960

Jim Jensen: consideration to the town board.

156

00:18:23.040 --> 00:18:23.460

Christopher Carthy: Michael.

157

00:18:24.360 --> 00:18:38.130

Michael Pollack: I think it's a typical ancillary use to what's permitted there I don't think it varies dramatically from what you would expect to see so I don't have a problem with it mm hmm.

158

00:18:40.320 --> 00:18:55.020

Christopher Carthy: Okay that's you know that's I think what i'm hearing from the planning board is that you do not have a problem with the outdoor display does that translate to telling the.

159

00:18:55.950 --> 00:19:04.980

Christopher Carthy: Town board that we recommend that the we recommend in favor of an outdoor display because if that if that's the case, I think we should say that.

160

00:19:08.100 --> 00:19:12.960

Larry Ruisi: I think I think what we wanted to, but I want would do is support the applicants.

161

00:19:14.370 --> 00:19:14.940

Christopher Carthy: plan.

162

00:19:15.390 --> 00:19:16.410

Larry Ruisi: plan right.

163

00:19:16.500 --> 00:19:21.090

Christopher Carthy: I understand Okay, I think that's what i'm hearing from the board to okay.

164

00:19:22.350 --> 00:19:22.800

Christopher Carthy: Adam.

165

00:19:24.390 --> 00:19:30.480

Christopher Carthy: So we have the outdoor display the fee in lieu of and the.

166

00:19:32.760 --> 00:19:33.720

Christopher Carthy: What was the first item.

167

00:19:33.780 --> 00:19:34.410

Adam Kaufman: On lighting.

168

00:19:34.830 --> 00:19:37.590

Christopher Carthy: The lighting okay well we've addressed the lighting I think we've.

169

00:19:38.010 --> 00:19:40.260

Adam Kaufman: yeah and I think you want to communicate all that.

170

00:19:40.320 --> 00:19:44.160

Adam Kaufman: To you know in some communication to the town board.

171

00:19:44.880 --> 00:20:03.960

Christopher Carthy: When we'd like to say to the town board, I think, for the planning board so tonight we completely support the applicants proposal to have to join with the town to act as Co applicant for the construction of the lighting okay one, two, we are in favor we said we would recommend that the.

172

00:20:04.980 --> 00:20:10.680

Christopher Carthy: county board accepts the fee in lieu of for the mitigation.

173

00:20:11.790 --> 00:20:19.380

Christopher Carthy: And three the planning board is in favor of the applicants proposed outdoors space.

174

00:20:20.730 --> 00:20:21.870

Adam Kaufman: As it's depicted on the.

175

00:20:22.890 --> 00:20:23.370

Christopher Carthy: As.

176

00:20:23.610 --> 00:20:24.840

Christopher Carthy: As presented on the plan.

177

00:20:25.200 --> 00:20:26.940

Adam Kaufman: yeah someone should make that motion.

178

00:20:27.210 --> 00:20:29.670

Christopher Carthy: i'll make that motion, since I just said it.

179

00:20:30.360 --> 00:20:30.930

Larry Ruisi: Your second.

180

00:20:31.890 --> 00:20:32.610

All in favor.

181

00:20:34.260 --> 00:20:35.670

Jim Jensen: Okay okay.

182

00:20:35.700 --> 00:20:36.300

Christopher Carthy: Thank you.

183

00:20:36.390 --> 00:20:45.780

Adam Kaufman: So, if all goes well at the town board, then the next time we see well, you should decide what you want to do with the hearing, if you want to keep it open or close it.

184

00:20:45.870 --> 00:20:54.960

Christopher Carthy: Right i'm board members i'm comfortable closing the public hearing we haven't we sat here all night and we haven't heard from anyone, I think that ship has sailed.

185

00:20:57.030 --> 00:20:57.540

Michael Pollack: Oh cool.

186

00:20:59.490 --> 00:21:02.040

Christopher Carthy: So someone make a motion to close the public hearing.

187

00:21:02.640 --> 00:21:03.780

Michael Pollack: Make the ocean.

188

00:21:04.560 --> 00:21:05.130

Larry Ruisi: We built it.

189

00:21:06.840 --> 00:21:08.250

Michael Pollack: All second okay.

190

00:21:08.550 --> 00:21:09.210

All in favor.

191

00:21:10.440 --> 00:21:12.630

Christopher Carthy: Thank you, so the feeling is closed.

192

00:21:12.870 --> 00:21:20.850

Adam Kaufman: And then the next time the applicant appears before the board, hopefully, will address all these remaining issues and kind of adopt the resolution.

193

00:21:20.940 --> 00:21:22.110

Christopher Carthy: Excellent excellent.

194

00:21:22.410 --> 00:21:34.410

Leo Napior: Just berman's scheduling purposes that the next town board meeting I can make is April 14, so I think your your next meeting, if all went well at that meeting done soon as I can be back Tuesday April 26.

195

00:21:35.280 --> 00:21:38.910

Adam Kaufman: Alright, so let's plan on that value just make a note.

196

00:21:39.510 --> 00:21:39.840

Yes.

197

00:21:42.150 --> 00:21:42.450

Great.

198

00:21:45.270 --> 00:21:45.810

Leo Napior: Thank you.

199

00:21:46.410 --> 00:21:46.920

Hani Sadallah: you're welcome.

200

00:21:47.850 --> 00:21:50.460

Christopher Carthy: Good luck we're just looking forward to this improvement and down.

201

00:21:51.870 --> 00:21:53.070

Leo Napior: we're getting close to the finish line.

202

00:21:53.430 --> 00:21:54.510

Christopher Carthy: Excellent excellent.

203

00:21:54.810 --> 00:21:55.380

Hani Sadallah: Thank you.

204

00:21:55.710 --> 00:21:56.040

OK.

205

00:22:01.350 --> 00:22:13.740

Christopher Carthy: OK, the next application before us is odo RD at 22 nevermind avenue, this is also a public hearing so vow is the paperwork, in order for our day 22 near the month.

206

00:22:14.220 --> 00:22:15.540

Valerie B Desimone: Yes, it's all in order.

207

00:22:15.930 --> 00:22:22.590

Christopher Carthy: Thank you wow alright and Steve sorrows going to read the notice of public hearing for auto RD.

208

00:22:24.120 --> 00:22:30.120

Steven Sauro: Thank you, Chris notices here, but given that the north Castle planning Board will hold a public hearing online at nc TV.

209

00:22:30.660 --> 00:22:39.270

Steven Sauro: And in our mock and bank so on nc TV cablevision 18 and we're rising 39 in North white plains, on Monday march 22 2021.

210

00:22:39.780 --> 00:22:45.870

Steven Sauro: At 7pm or soon thereafter when any person may be in faith may be heard in favor of war against the order RD.

211

00:22:46.380 --> 00:22:52.290

Steven Sauro: site plan application for the construction of a new four bedroom 20 134 square foot home.

212

00:22:52.830 --> 00:23:01.980

Steven Sauro: The property is located at 2020 other month avenue and known on the North Castle tax maps as a lot one to 2.16 dash four dash seven.

213

00:23:02.460 --> 00:23:15.780

Steven Sauro: And located within the are five zoning district public comments can be submitted to planning at North Castle and white calm during the meeting and invitation to the meeting will be given that you would like to provide comments to the board during the meeting.

214

00:23:16.680 --> 00:23:17.460

Christopher Carthy: Thank you Steve.

215

00:23:17.850 --> 00:23:18.150

Steven Sauro: Here well.

216

00:23:19.350 --> 00:23:27.990

Adam Kaufman: i'm Christopher we have one person waiting to speak tonight at the hearing and we've received several letters with respect to this project but.

217

00:23:28.410 --> 00:23:41.160

Christopher Carthy: OK will will will address that person and those letters after the applicant has made a brief presentation, I prefer I should say, has made a presentation, but in the meantime i'll make a motion to open the public hearing.

218

00:23:42.360 --> 00:23:42.780

Steven Sauro: Second.

219

00:23:43.350 --> 00:23:44.040

Christopher Carthy: All in favor.

220

00:23:45.930 --> 00:23:47.610

Christopher Carthy: Thank you so.

221

00:23:47.790 --> 00:23:49.200

Christopher Carthy: He applicant is with us.

222

00:23:55.200 --> 00:23:56.880

Adam Kaufman: Elliot or Greg are you guys come on.

223

00:23:57.390 --> 00:23:58.200

Larry Ruisi: someone's on mute.

224

00:24:00.000 --> 00:24:04.500

Eliot Senor: Sorry, I Greg is going to make a presentation on our behalf of our office.

225

00:24:08.550 --> 00:24:13.110

Adam Kaufman: anyone else that that's going to join on your side, or just the two of.

226

00:24:13.290 --> 00:24:16.770

Eliot Senor: them there's a I think Mr older odeon ortiz.

227

00:24:18.120 --> 00:24:20.490

Eliot Senor: Also, trying to have a link with is.

228

00:24:22.740 --> 00:24:23.460

Eliot Senor: Somebody there.

229

00:24:23.940 --> 00:24:24.330

No.

230

00:24:32.610 --> 00:24:33.120

Adam Kaufman: Go ahead.

231

00:24:38.250 --> 00:24:39.090

Eliot Senor: you're on mute.

232

00:25:12.930 --> 00:25:14.640

Eliot Senor: Can you hear me you're on mute.

233

00:25:16.050 --> 00:25:16.950

Gregory Caccioppoli: Yes, do you hear me.

234

00:25:17.580 --> 00:25:20.130

Gregory Caccioppoli: Now, can you hear us yes.

235

00:25:31.140 --> 00:25:32.820

Roland Baroni: Okay, you can go ahead Greg.

236

00:25:38.730 --> 00:25:41.490

Eliot Senor: Greg are you having problems with audio.

237

00:25:44.580 --> 00:25:45.300

Gregory Caccioppoli: you hear me.

238

00:25:46.110 --> 00:25:47.880

Eliot Senor: Yes, we hear you now, yes, we do you.

239

00:25:49.800 --> 00:25:51.120

Larry Ruisi: Should mission is to see or hear.

240

00:25:51.120 --> 00:25:51.960

Gregory Caccioppoli: me yeah.

241

00:25:51.990 --> 00:25:57.270

Adam Kaufman: Greg are you are you watching the Web version or the actual zoom meeting because maybe you're delayed.

242

00:25:57.300 --> 00:25:58.650

Gregory Caccioppoli: Does anybody hear me or.

243

00:25:59.100 --> 00:26:01.410

Christopher Carthy: Not I think he's watching the zoom meeting.

244

00:26:01.590 --> 00:26:03.930

Adam Kaufman: I think, so I think that must be what's going on.

245

00:26:04.350 --> 00:26:06.120

Christopher Carthy: No, I think he's watching the zoom meeting Adam.

246

00:26:06.390 --> 00:26:08.790

Christopher Carthy: Do I do yeah I don't think he's watching the.

247

00:26:10.020 --> 00:26:12.990

Larry Ruisi: I don't think our our he's getting our audio.

248

00:26:13.290 --> 00:26:13.710

Adam Kaufman: All right.

249

00:26:15.000 --> 00:26:15.900

Adam Kaufman: Elliot can you.

250

00:26:16.800 --> 00:26:17.190

Eliot Senor: All right.

251

00:26:17.850 --> 00:26:18.990

Gregory Caccioppoli: yeah yeah me now.

252

00:26:19.650 --> 00:26:20.010

Yes.

253

00:26:21.180 --> 00:26:22.530

Adam Kaufman: We can hear you loud and clear.

254

00:26:26.520 --> 00:26:26.910

Eliot Senor: alright.

255

00:26:29.160 --> 00:26:30.270

Eliot Senor: Can you call Greg can.

256
00:26:30.720 --> 00:26:32.130
Gregory Caccioppoli: Anybody hear me now.

257
00:26:32.580 --> 00:26:33.180
Yes.

258
00:26:35.340 --> 00:26:36.780
Gregory Caccioppoli: I can hear you yeah.

259
00:26:37.530 --> 00:26:38.760
Eliot Senor: All right, we hear you as well.

260
00:26:45.780 --> 00:26:47.010
Gregory Caccioppoli: i'm going to share my screen.

261
00:26:47.730 --> 00:26:48.180
Gregory Caccioppoli: with you.

262
00:26:54.360 --> 00:26:55.980
Gregory Caccioppoli: Alright, so i'm.

263
00:26:57.420 --> 00:26:59.340
Gregory Caccioppoli: The project before you is a.

264
00:27:03.090 --> 00:27:04.440
Gregory Caccioppoli: yeah I guess so.

265
00:27:11.700 --> 00:27:12.120
Gregory Caccioppoli: Hello.

266
00:27:12.930 --> 00:27:13.680
Christopher Carthy: Go ahead Greg.

267
00:27:14.970 --> 00:27:16.260
Gregory Caccioppoli: you hear me yeah.

268
00:27:16.320 --> 00:27:16.620
yeah.

269

00:27:18.360 --> 00:27:19.230
Christopher Carthy: We hear you.

270
00:27:20.400 --> 00:27:32.580
Gregory Caccioppoli: Okay, great sorry I was getting the ECHO from the live at all um so the project before you is 22 another month having you on.

271
00:27:34.260 --> 00:27:39.150
Gregory Caccioppoli: The lot is approximately point one six acres are five zoning district.

272
00:27:40.590 --> 00:27:48.540
Gregory Caccioppoli: The proposal is to construct a single family residence about 2134 square feet.

273
00:27:49.800 --> 00:27:54.780
Gregory Caccioppoli: There are some tree removals going along with this proposed project.

274
00:27:56.130 --> 00:28:00.330
Gregory Caccioppoli: Until about 12 trees would need to be removed um.

275
00:28:03.930 --> 00:28:04.470
Gregory Caccioppoli: We.

276
00:28:05.940 --> 00:28:14.400
Gregory Caccioppoli: We did do a storm water and erosion control a storm water analysis and plan, as well as an erosion control plan.

277
00:28:16.080 --> 00:28:29.310
Gregory Caccioppoli: which we reviewed several times with the town engineer, and you know just a few comments to date, but I know there are still not outstanding technical comments which I have read in the.

278
00:28:30.750 --> 00:28:34.020
Gregory Caccioppoli: Resolution um let me get to.

279
00:28:35.130 --> 00:28:35.640
Adam Kaufman: It but Greg.

280
00:28:36.090 --> 00:28:46.170

Adam Kaufman: Here is, I think the best course of action is show the site plan show what's going to happen on the lot and then the elevations I think that's going to be what the public wants.

281

00:28:46.200 --> 00:28:46.500

Okay.

282

00:28:48.240 --> 00:28:48.870

Gregory Caccioppoli: No problem.

283

00:28:50.400 --> 00:28:55.200

Gregory Caccioppoli: um so here's our site proposed site plan for the project.

284

00:28:56.370 --> 00:29:08.490

Gregory Caccioppoli: Originally, the last time that we were before you prior to going to the architectural review board um we had a front deck with.

285

00:29:09.540 --> 00:29:18.180

Gregory Caccioppoli: we're getting elevation do so prior to coming to go into the ARV there is a front deck with stairs coming straight down.

286

00:29:18.930 --> 00:29:35.190

Gregory Caccioppoli: To the front and then brought you to the driveway after discussions or after to it, architectural review board meetings they had asked us to address the aesthetics, of the building and we did make some revisions to.

287

00:29:37.140 --> 00:29:39.150

Gregory Caccioppoli: The outside we added some.

288

00:29:41.430 --> 00:29:52.770

Gregory Caccioppoli: Some shed roof style overhangs above the the terrorists above the garage and above the windows, we added shutters to the windows all around.

289

00:29:54.000 --> 00:30:16.380

Gregory Caccioppoli: We got rid of the long staircase coming down and instead we were able to shorten it up to about nine steps coming down to the side of the property which then leads you to a natural stone stepping stone walkway that comes down to the existing driveway i'm.

290

00:30:16.740 --> 00:30:22.320

Adam Kaufman: Greg can you can you go back to that for a SEC, because this is a point that the board raised before.

291

00:30:22.950 --> 00:30:42.390

Adam Kaufman: And that was remember, we were trying to get the internal connection between the garage and the rest of the House, you don't think this exacerbates the the distance you know if you were living in this House and you pulled into the garage and you had your groceries that's quite a walk.

292

00:30:44.190 --> 00:30:44.790

Adam Kaufman: To get.

293

00:30:44.880 --> 00:30:49.710

Gregory Caccioppoli: them in so it's I mean it's either 19 steps.

294

00:30:50.910 --> 00:30:54.630

Gregory Caccioppoli: up this way and then straight off or it's a gradual.

295

00:30:55.110 --> 00:30:56.910

Adam Kaufman: Noise why you do it.

296

00:30:57.930 --> 00:30:58.440

Adam Kaufman: i'm really.

297

00:30:58.710 --> 00:30:58.920

Gregory Caccioppoli: Good.

298

00:30:59.100 --> 00:31:04.710

Adam Kaufman: Is there a way to revisit whether you can get that internal connection because that's going to.

299

00:31:04.890 --> 00:31:06.960

Adam Kaufman: help those Homeowners storage.

300

00:31:08.430 --> 00:31:25.740

Gregory Caccioppoli: Right, so the issue with that was trying to find a balance between rock removal, so we understand that that one of the one of our concerns, even with was rock removal on this site and part of the.

301

00:31:27.240 --> 00:31:40.830

Gregory Caccioppoli: The challenges that came along with the design in this project was being able to reduce rock removal, to the maximum so reduce it as much as we can, while.

302

00:31:42.120 --> 00:32:04.350

Gregory Caccioppoli: still maintaining a livable home and one of the things that we had to sacrifice, in order to reduce rock removal is connecting the garage to the actual home because Rock in the underneath the first floor elevation in the main part of the House is that a higher.

303

00:32:05.580 --> 00:32:08.100

Gregory Caccioppoli: elevation and so, if we were to.

304

00:32:09.570 --> 00:32:17.130

Gregory Caccioppoli: extend make a basement and have a doorway that comes from the garage into the basement which then.

305

00:32:18.240 --> 00:32:30.660

Gregory Caccioppoli: would have a staircase that brought you up to the main level, it would require a significant amount of rock removal and in order to reduce the amount of rap removal and avoid that.

306

00:32:31.500 --> 00:32:49.260

Gregory Caccioppoli: We had chosen to eliminate the access from the garage and instead have a door coming out of the side of the garage in this area, and then you would walk around up the walkway to get into the House so that was the reason for.

307

00:32:51.330 --> 00:32:55.020

Gregory Caccioppoli: Going this route is really because of the document and.

308

00:32:57.330 --> 00:33:01.800

Gregory Caccioppoli: You know, after speaking with the geotechnical engineer and analyzing the grids ourselves.

309

00:33:03.600 --> 00:33:12.090

Gregory Caccioppoli: We we felt that it was best to just go with a crawl space underneath the House no basement and since the slope of the land.

310

00:33:12.750 --> 00:33:33.360

Gregory Caccioppoli: Already slopes from a higher elevation in the rear to lower elevation in the front if we limited rock removal to this portion of the property, it would be minimal because we're where it's already low grade, and this is the only portion that would have.

311

00:33:33.480 --> 00:33:33.930

Christopher Carthy: To be.

312

00:33:34.410 --> 00:33:37.470

Gregory Caccioppoli: moved to a basement elevation so.

313

00:33:38.490 --> 00:33:49.860

Gregory Caccioppoli: That was the main reason for a lot of connection on the inside of the House from the the garage level to the first floor.

314

00:33:52.080 --> 00:33:54.060

Gregory Caccioppoli: Does that answer that part of your question.

315

00:33:56.130 --> 00:34:03.450

Adam Kaufman: yeah I think that's an explanation you know if the Board has any thoughts or comments on that we could we could discuss.

316

00:34:05.130 --> 00:34:10.110

Christopher Carthy: mean Adam I think what you received was an explanation, not necessarily the reason for doing it.

317

00:34:12.000 --> 00:34:15.390

Christopher Carthy: However, when asked a technical planning board question.

318

00:34:16.830 --> 00:34:30.570

Christopher Carthy: I totally appreciate your point Adam, which is, can you imagine somebody trying to go it makes the garage almost impossible us quite frankly, how the hell, do you go from the driveway up those steps in any kind of adverse weather.

319

00:34:31.020 --> 00:34:36.180

Christopher Carthy: I mean if you had snow on the ground, you couldn't possibly keep after it in such a way.

320

00:34:36.480 --> 00:34:51.900

Christopher Carthy: As to make it navigable or safe quite frankly I think it's a it's an actually arduous walk in almost dangerous walk in adverse weather or snow on the ground, I see whether he icy snowy conditions to go from that driveway up those out to a bluestones.

321

00:34:51.900 --> 00:34:52.890

Christopher Carthy: Steps not those.

322

00:34:54.180 --> 00:35:06.570

Christopher Carthy: treads into the House, however, with that said is that truly a planning board question, because what i'm getting at is, although I don't like it.

323

00:35:09.960 --> 00:35:15.990

Christopher Carthy: Is is that really more a reflection of internal architecture, even though it's driving the external plan.

324

00:35:17.160 --> 00:35:22.170

Christopher Carthy: Is it really for the planning board to adjudicate this issue that's it.

325

00:35:22.260 --> 00:35:34.260

Adam Kaufman: No, I think it's really the opposite issue, so if the advocate were to express interest in providing that connection, and that results in additional rock removal that's the issue from.

326

00:35:34.410 --> 00:35:42.690

Christopher Carthy: Okay, thank you, Adam that that's a great point that that answers my question beautifully right, I think the applicant is running away from.

327

00:35:43.500 --> 00:35:59.370

Christopher Carthy: running away from the solution for batteries, you know and essentially what happens here if you're going to create this structure and we're going to work through some of the problems that you're presenting to to make this a fad quote Unquote.

328

00:36:00.570 --> 00:36:09.720

Christopher Carthy: into deprive the House of good utility for the sake of avoiding some rock removal because you're afraid of rock and mobile either from an expense point of view.

329

00:36:09.990 --> 00:36:22.920

Christopher Carthy: or because of neighbor impact that may not be a good reason to generate a House that is practically impossible or I mean that's a strong word impossible, but certainly arduous to navigate from the driveway.

330

00:36:23.220 --> 00:36:31.650

Christopher Carthy: up those steps with a baby with groceries with two children any one of those things and actually quite frankly.

331

00:36:32.640 --> 00:36:46.620

Christopher Carthy: I know this isn't well I don't know if it is or isn't a spec house, but the point is, I certainly think it hurts your home value, too, but i'll put that aside to because that's definitely not a planning board issue, but I just want to say to you that I think you need to examine.

332

00:36:47.790 --> 00:36:49.800

Christopher Carthy: Your reasons for not doing it.

333

00:36:51.270 --> 00:37:00.900

Gregory Caccioppoli: Well, I mean how's it going to construct a detached garage is all the time and to say that it's impossible or you know.

334

00:37:02.190 --> 00:37:15.180

Gregory Caccioppoli: I don't know what other word used to make this work, I think, is right is a little bit you know much it is it's essentially a detached garage because I mean you're.

335

00:37:16.020 --> 00:37:24.210

Gregory Caccioppoli: In detached garages are everywhere, so you see you walk out of your garage, and I mean each stepping stone is two feet I just counted them it's about 26 feet.

336

00:37:24.810 --> 00:37:34.410

Gregory Caccioppoli: From here to here, so you know you walk out of your detached garage and you come into the House if it's knowing that day you park in your Austria parking spot.

337

00:37:34.740 --> 00:37:47.850

Gregory Caccioppoli: So that your it's it's right next to the walkway and then you woke up into your House, because the weather is bad day and I mean that's why we, you are supposed to maintain your water or even shovel and that's an insult.

338

00:37:50.400 --> 00:38:00.750

Eliot Senor: If I may, I I personally live in a House with a detached garage that's about 50 feet away from my front door and yeah I had two kids that went all through.

339

00:38:01.110 --> 00:38:15.090

Eliot Senor: High School etc, and the bad weather and the snow and you know we do it now, sometimes we do Park, you know and more close to that

other you know, on the spot, close to the House when when we need the but yeah like.

340

00:38:15.210 --> 00:38:16.290

Christopher Carthy: Okay, listen.

341

00:38:16.770 --> 00:38:25.140

Christopher Carthy: We were trying to illustrate to you how we thought you might want to take advantage of the opportunity to really improve the facility from.

342

00:38:25.530 --> 00:38:40.320

Christopher Carthy: The basement elevation or from the garage elevation for first for elevation would, despite the fact that that you thought in case you were concerned about the implications, I wanted to put your mind at ease that planning board might be open to considering those implications that's all.

343

00:38:41.460 --> 00:38:44.640

Eliot Senor: And yeah I think you know we.

344

00:38:46.020 --> 00:38:52.680

Eliot Senor: We made this change basically for the rock removal like we said, and it was I thought at.

345

00:38:55.560 --> 00:38:57.960

Eliot Senor: That the planning Board was also.

346

00:38:59.790 --> 00:39:12.450

Eliot Senor: diligent about the rock removal, etc, and we talked about this before about how much ropey would not three move to get to the to the stairway and and I didn't think that you know, or we didn't think that the board.

347

00:39:13.710 --> 00:39:17.910

Eliot Senor: was keen on the extra rock removal at this point, I think.

348

00:39:19.980 --> 00:39:21.720

Gregory Caccioppoli: Well he's well yeah I mean we.

349

00:39:22.440 --> 00:39:24.450

Gregory Caccioppoli: And we hired a geotagged.

350

00:39:25.920 --> 00:39:37.260

Gregory Caccioppoli: We had to hire a geotechnical engineer right at the board's request to analyze the raw and come up with with these elaborate plans on how to get it removed.

351

00:39:37.710 --> 00:39:48.270

Gregory Caccioppoli: So, so that pointed us in the direction of of going this route in using that as something that we wanted to minimize in this project, because.

352

00:39:48.660 --> 00:39:49.410

Gregory Caccioppoli: It was clearly.

353

00:39:50.010 --> 00:39:53.430

Christopher Carthy: I think we've said enough about that that's that was we were just trying to make a point.

354

00:39:54.030 --> 00:40:07.350

Jim Jensen: Well, you know it was interesting is that the rocks removal part and the cat in the code at the town removed and what the geotechnical engineer recommended because there's with good reason, I think right there's two residences.

355

00:40:07.440 --> 00:40:08.730

In close proximity.

356

00:40:09.870 --> 00:40:15.690

Jim Jensen: Those those two on either side that the methodology that the geotechnical expert recommended.

357

00:40:16.710 --> 00:40:22.920

Jim Jensen: That drilling method within 25 feet effectively there'll be using I think they would use that method, it seems to be.

358

00:40:26.160 --> 00:40:30.060

Jim Jensen: Something that Joe would comment of joe's on now, but job commented previously that that was a.

359

00:40:31.170 --> 00:40:32.100

Jim Jensen: that there was a.

360

00:40:33.240 --> 00:40:40.860

Jim Jensen: A wise approach to pursue, to be able to minimize impact and either neighbor and allow the applicant to effectively remove that rock.

361

00:40:41.550 --> 00:40:55.470

Jim Jensen: So I think there was, I thought you struck a good compromise to be able to remove rocks effectively it's and considering the proximity, you are to both houses, while minimizing the impact and it seems to me, it seemed you're taking a.

362

00:40:57.030 --> 00:41:06.900

Jim Jensen: You know shortcut to be able to actually have a garage from all outward appearances, to be connected to the home, but then you have to not have any connection to it.

363

00:41:08.190 --> 00:41:19.950

Jim Jensen: For for a rationale that was you had previously addressed by coming up with a better technique to remove the rock just seems I think someone use the term short sighted before.

364

00:41:22.830 --> 00:41:24.510

Jim Jensen: I think that's kind of where that was coming from.

365

00:41:25.200 --> 00:41:36.150

Eliot Senor: All right, well, I think, at this point let's get the rest of it, I think that I that that decision has to be made my fire our client.

366

00:41:38.220 --> 00:41:54.330

Eliot Senor: And maybe Greg if you can get offline and make a phone call and see if they want to pursue a additional rock remove or not well we make the fear the rest of the questions and try to answer any additional questions.

367

00:41:55.620 --> 00:41:55.950

Gregory Caccioppoli: Okay.

368

00:42:00.030 --> 00:42:04.350

Christopher Carthy: board members is there anything else you want to add about that or you think we've pretty much covered that point.

369

00:42:07.020 --> 00:42:09.420

Steven Sauro: With reference to just the front steps Chris.

370

00:42:09.510 --> 00:42:13.200

Christopher Carthy: yeah the internal steps versus the suicide stats the front steps.

371

00:42:13.500 --> 00:42:14.460

Steven Sauro: You feel you know.

372

00:42:15.570 --> 00:42:18.840

Steven Sauro: Well yeah I was just gonna say the if the other gentlemen still on.

373

00:42:21.300 --> 00:42:34.350

Steven Sauro: The elevation from the bottom of the stairs approaching the side yard, to the elevation of the garage floor the grade of the garage level or the driveway level, it still looks like around six or so feet.

374

00:42:35.490 --> 00:42:42.390

Steven Sauro: And I agree with you, I think at the minimum there should be some kind of I would rather see a landing.

375

00:42:42.870 --> 00:42:53.850

Steven Sauro: Three or four more steps down landing and turn back towards the House landing with railings personally i'm not sure if i'm if that's too much of an overreach, but I think the way they just got a couple of papers out there.

376

00:42:54.930 --> 00:42:59.400

Steven Sauro: Is what you don't want you can see the elevation change but it's about six more feet.

377

00:43:01.260 --> 00:43:09.000

Steven Sauro: And you know that they have dotted you know and a little have had it has haphazard pattern there, but I think it's more appropriate to put.

378

00:43:09.660 --> 00:43:20.460

Steven Sauro: When they hit the hit the grade level with the four papers kind of in a square there that should be a landing and you should come down a few more steps landings are always conducive to significant great changes.

379

00:43:21.780 --> 00:43:35.520

Steven Sauro: As well as um, you know as opposed to that long flight of steps which I was not in favor of i'm glad the architect review board picked it out, but yes you're halfway there with the with the way they have laid out but i'd rather see another landing two.

380

00:43:36.570 --> 00:43:44.490

Steven Sauro: Three you know, three or four more steps, or whatever it is down, I mean risers down to another landing and then turn back towards the garage that I think it's.

381

00:43:45.060 --> 00:43:54.240

Steven Sauro: feasible, as well as safe entrust way to this home if they choose not to or if the alternative of additional interior access is not.

382

00:43:55.770 --> 00:43:57.120

Steven Sauro: capable mm hmm.

383

00:43:57.270 --> 00:44:02.550

Eliot Senor: yeah they I mean this was worked out with the architectural review board and and.

384

00:44:03.630 --> 00:44:12.180

Eliot Senor: I guess I don't know if we make that change do we have to if it's more I grade with some stairs on the grading is that go back to the.

385

00:44:12.180 --> 00:44:12.840

architectural.

386

00:44:14.730 --> 00:44:19.770

Adam Kaufman: elevations are going to remain the same so yeah you'll just deal with us on site plan issues.

387

00:44:20.460 --> 00:44:21.450

Steven Sauro: I wouldn't mind feeding.

388

00:44:21.840 --> 00:44:25.050

Steven Sauro: feeding that stuff you know that that whole stairs.

389

00:44:26.130 --> 00:44:40.950

Steven Sauro: structure, if you will, or steps if whatever, even if the wrong grade that were to reverse it to a landing and then back towards the House itself, and you can access that door exiting the garages both parking spot I think it's a much smarter way to go.

390

00:44:42.660 --> 00:44:45.780

Steven Sauro: All right, I say and sit and safer and I think it's better for the applicant as well.

391

00:44:47.190 --> 00:44:47.550

Eliot Senor: Okay.

392

00:44:47.970 --> 00:44:55.500

Christopher Carthy: But Steve what you're suggesting is something more structural as opposed to like ramping it with two by twos and setting this second gravel on the way down.

393

00:44:55.500 --> 00:45:09.810

Steven Sauro: Right i'm sure they can figure out the aesthetics, you know, whether it be, whether it be poured heads, with a railing or whatever you don't think it's been cosmetically you can do 1000 different things to make it look Nice and also and very structural right.

394

00:45:10.620 --> 00:45:17.280

Eliot Senor: Turning it back, well, we are going to have some retraining are retaining wall because right now we have a slope down from the.

395

00:45:17.700 --> 00:45:30.480

Eliot Senor: from the bottom of porch straight down, so we do have to build maybe a little retaining wall on that tool eat contour to build that up to a point where we can get turned around but that's fine.

396

00:45:32.070 --> 00:45:33.690

Steven Sauro: Okay, just I would do it um.

397

00:45:35.850 --> 00:45:45.630

Steven Sauro: I don't know how we can modify that tonight if it's we don't see it, but I trust your judgment you I think don't you agree with me that landings and railings are a little more conducive to that elevation change.

398

00:45:46.440 --> 00:46:02.130

Eliot Senor: Well right, I mean we have the landing and then we have the stepping stone ramp going down, but we can make it more of a walkway turn it back and bring that stepping stone closer to the garage corner, as opposed to where we have it, and pull it.

399

00:46:02.880 --> 00:46:03.780

pull it correctly.

400

00:46:05.430 --> 00:46:05.820

Christopher Carthy: You know.

401

00:46:06.450 --> 00:46:08.700
Eliot Senor: Changes anything materially.

402
00:46:09.270 --> 00:46:17.520
Christopher Carthy: Before we go there board members i'm just thinking, maybe that maybe that is a little that's a very important consideration, how they handle that.

403
00:46:18.780 --> 00:46:30.330
Christopher Carthy: Should we talk about first of all, one of the primary concerns here, which is a line of sight on the driveway and how that is really influencing the project because, for example, Joe Joe melly.

404
00:46:31.620 --> 00:46:39.150
Christopher Carthy: asked the applicant to show an alternate plan, where the elevation where the line of sight for the driveway was in a different location.

405
00:46:39.420 --> 00:46:49.890
Christopher Carthy: We also talked about the possibilities of changing the elevation of this House in order to actually reduce the back.

406
00:46:50.820 --> 00:47:02.190
Christopher Carthy: change of height, there are a number of things that we talked about that we're not seeing it all either pro or pro or against here on this plan so i'd like to just talk about that I guess.

407
00:47:02.850 --> 00:47:03.150
Joe Cermele: Use me.

408
00:47:03.690 --> 00:47:05.340
Joe Cermele: As Christians.

409
00:47:05.640 --> 00:47:08.850
Joe Cermele: That was the property across the street 21.

410
00:47:09.900 --> 00:47:10.050
Christopher Carthy: Oh.

411
00:47:11.580 --> 00:47:13.950
Christopher Carthy: No i'm sorry was that for the property across the street.

412

00:47:14.520 --> 00:47:14.910

Joe Cermele: You.

413

00:47:15.090 --> 00:47:16.350

Christopher Carthy: Know okay i'm sorry.

414

00:47:17.100 --> 00:47:20.040

Jim Jensen: But we did get some public comments about sightline distances.

415

00:47:20.070 --> 00:47:22.890

Christopher Carthy: Yes, we did get couple comments about sightline distances.

416

00:47:22.950 --> 00:47:27.030

Adam Kaufman: yeah and I believe Joe still had concerns about sightlines on this property correct yeah.

417

00:47:28.260 --> 00:47:42.600

Joe Cermele: yeah it's more technical in nature, we just needed some verification on the profile some of the degrades the data is used on a plan we're different than the profile I don't think sightlines will be an issue on this particular lot.

418

00:47:43.920 --> 00:47:55.620

Joe Cermele: They are at the just near the bend on the better side of the street, as far as sightlines are concerned, so I think they'll be fine we just had some clarification and some coordination between the planner profile and need to be done.

419

00:47:56.460 --> 00:48:01.260

Joe Cermele: Obviously, will need to verify and make sure that it does work, but I don't believe will have an issue here with sightlines.

420

00:48:03.240 --> 00:48:11.550

Eliot Senor: All right, I guess Greg had gotten back that that we can that the owner would consider some additional rock removal.

421

00:48:12.210 --> 00:48:27.150

Eliot Senor: arm to make an internal connection it's still going to be the same distance in height, I mean you still have 13 feet in height and so making up that 13 feet is is going to be a number of steps in terms of number stairs.

422

00:48:28.470 --> 00:48:28.830

Eliot Senor: But.

423

00:48:31.530 --> 00:48:40.860

Eliot Senor: We tried to avoid that because of feedback that we got from the board and from the neighbors but if you're willing to attain it so we.

424

00:48:41.940 --> 00:48:50.310

Christopher Carthy: Could you just refresh our memory and for the sake of the public and put the public minds at ease I remember you your engineers doing a very good job.

425

00:48:51.000 --> 00:49:05.610

Christopher Carthy: A geotechnical engineer doing a very good job of explaining how the rock hammering would not impact well how are you going to protect the neighbors from the impact of rock climbing so, can you give the the Community, just a brief summary of how you plan on doing that.

426

00:49:07.230 --> 00:49:09.780

Eliot Senor: yeah Greg do have that report.

427

00:49:10.890 --> 00:49:12.660

Gregory Caccioppoli: Yes, and.

428

00:49:17.160 --> 00:49:17.640

Gregory Caccioppoli: um.

429

00:49:18.870 --> 00:49:22.170

Gregory Caccioppoli: So we did we put together a rock removal plan.

430

00:49:23.760 --> 00:49:42.540

Gregory Caccioppoli: and basically as far as means and methods for rock removal Ziad MOD it was the geotechnical expert on the project um and what he had recommended was to cordial in a.

431

00:49:44.430 --> 00:49:48.510

Gregory Caccioppoli: In a patent and I believe it was six inch holes in here.

432

00:49:51.150 --> 00:50:01.320

Gregory Caccioppoli: Six inch diameter halls six inches on Center and a grid pattern for the entire footprint of the of the home and.

433

00:50:03.420 --> 00:50:12.870

Gregory Caccioppoli: And that pretty much will break up well not pretty much it will break up vibrations from the rock and enable it to chip easier because.

434

00:50:14.850 --> 00:50:32.880

Gregory Caccioppoli: vibrations can't travel through the voids so so once you drill it creates voids and then, when the chip chip out easier and vibrations can't travel through, in addition, he did propose to put size mcgrath's on on the adjacent.

435

00:50:34.020 --> 00:50:41.520

Gregory Caccioppoli: homes which would be monitored 24 swell throughout the entire shipping process and.

436

00:50:42.600 --> 00:50:47.580

Gregory Caccioppoli: He allowed I believe a one inch tolerance in vibrations.

437

00:50:49.170 --> 00:50:49.950

Eliot Senor: fingers for last.

438

00:50:52.650 --> 00:51:01.110

Gregory Caccioppoli: one inch per second velocity in the side here, it is right here if the vibrations are measured to exceed one inch per second and the size your graphs.

439

00:51:01.560 --> 00:51:08.670

Gregory Caccioppoli: Within the Jason structures and we recommend that to work with the temporarily stopped and the means and methods modified so.

440

00:51:09.180 --> 00:51:24.750

Gregory Caccioppoli: In other words, if you're if they started chipping using a machine and the machine triggered the seismograph to exceed one inch per second, then the work would have to immediately stop, and they would have to.

441

00:51:26.250 --> 00:51:34.620

Gregory Caccioppoli: Go to step lower and rock removal, whether it be removing it the hand tools or a smaller machine of but.

442

00:51:35.310 --> 00:51:48.630

Gregory Caccioppoli: That was the concept behind it, and I think he he came up with this one inch per second because he does a lot of work in the city, and this is what they use for historical for work on historical landmarks.

443

00:51:50.610 --> 00:51:57.960

Christopher Carthy: Have we ever seen this before I don't recall ever seeing such a an explicit plan for rock hammering.

444

00:51:58.440 --> 00:52:00.570

Adam Kaufman: yeah I thought I thought we saw this yeah.

445

00:52:00.960 --> 00:52:01.500

Christopher Carthy: Excuse me.

446

00:52:01.680 --> 00:52:02.520

Adam Kaufman: Yes, I thought we.

447

00:52:02.700 --> 00:52:06.750

Christopher Carthy: got this phone, no, no, no, no, I mean on before this application, no.

448

00:52:06.810 --> 00:52:07.230

Christopher Carthy: yeah.

449

00:52:07.590 --> 00:52:10.500

Adam Kaufman: there's my first one we've gotten to this level of review.

450

00:52:10.740 --> 00:52:24.420

Christopher Carthy: Right, what I want to say, though, is what i'm getting at is for rock hammering for the for the purpose of rock hammering in the town of North Castle, have we ever seen something quite as detailed for rock hammering as a plan like this.

451

00:52:24.600 --> 00:52:25.680

Adam Kaufman: No, no.

452

00:52:25.950 --> 00:52:36.240

Christopher Carthy: I think it's important that the Community understands that this is a very thorough approach to rock hammering something we've never seen before.

453

00:52:36.570 --> 00:52:46.410

Christopher Carthy: And you know my you know my many years on the planning board and you saying we have never seen anything like it Joe do you recall ever seeing anything quite like this terms of the thoroughness for rock am ring.

454

00:52:46.920 --> 00:52:48.570

Joe Cermele: Not for hammering, no, no.

455

00:52:48.960 --> 00:52:58.950

Christopher Carthy: I mean blasting I know something else yeah I understand that, but for hammering this is this is quite an extensive plan so I just think residents should take some comfort in that.

456

00:53:03.000 --> 00:53:15.300

Jim Jensen: yeah I think that the point that Greg made he when he focused on how they would be you know drilling those holes and then being able that eventually is creating a void, so you, you know to inhibit or to.

457

00:53:16.680 --> 00:53:26.460

Jim Jensen: quench The ability for vibrations to transmit as there's recommend it sounds like a really ingenious idea if it's employed elsewhere, and they can be benefit.

458

00:53:27.780 --> 00:53:29.160

Jim Jensen: For us in this particular site.

459

00:53:30.330 --> 00:53:31.110

Jim Jensen: For better site.

460

00:53:32.040 --> 00:53:34.530

Eliot Senor: Now we just created a new code regulation.

461

00:53:35.490 --> 00:53:35.880

Sorry.

462

00:53:37.230 --> 00:53:38.040

Christopher Carthy: I agree with you, Jim.

463

00:53:41.970 --> 00:53:51.300

Gregory Caccioppoli: um yeah and and, in addition, we will be noticing we call that a process where we have to notice the building inspector notice all the neighbors.

464

00:53:54.030 --> 00:54:04.530

Gregory Caccioppoli: Prior to performing the VOC removals and then everybody's approval before work begins, so that everybody's on board.

465

00:54:06.390 --> 00:54:07.530

With what would be going on.

466

00:54:13.050 --> 00:54:16.920

Steven Sauro: And what's your estimated amount of time to perform all this.

467

00:54:18.090 --> 00:54:18.990

Steven Sauro: rock removal.

468

00:54:21.390 --> 00:54:22.560

Gregory Caccioppoli: should take about a week.

469

00:54:24.210 --> 00:54:26.430

Steven Sauro: drilling, as well as chipping.

470

00:54:28.170 --> 00:54:30.480

Gregory Caccioppoli: Yes, because we don't have.

471

00:54:32.100 --> 00:54:37.350

Gregory Caccioppoli: we're not going to deep so i'm.

472

00:54:40.620 --> 00:54:45.300

Gregory Caccioppoli: First World vision is that 516 Point two five.

473

00:54:47.580 --> 00:54:50.400

Gregory Caccioppoli: I think our cross pieces two and a half feet deep.

474

00:54:51.450 --> 00:54:58.500

Gregory Caccioppoli: So that's about 513 i'll just call it 513 point.

475

00:54:59.520 --> 00:55:00.900

Gregory Caccioppoli: Five and.

476

00:55:02.250 --> 00:55:19.740

Gregory Caccioppoli: We have an existing controller here 516 five eating, so it looks like this is this very tippy corner, is the deepest part

where you'd have to drill probably about three out of the holes or four out of the out of all of the holes for this entire footprint.

477

00:55:20.970 --> 00:55:29.040

Gregory Caccioppoli: will have to be about four and a half five feet deep and then it goes to three feet deep here and then.

478

00:55:30.750 --> 00:55:36.270

Gregory Caccioppoli: One foot deep here, and this is actually below right.

479

00:55:39.360 --> 00:55:43.320

Larry Ruisi: So just just looking at this and listening for a couple of minutes here.

480

00:55:43.800 --> 00:55:51.390

Larry Ruisi: So if you if you did do the blasting I think you put you may have a choice as to do the whole basement or not to do it all basement just do enough to do.

481

00:55:51.960 --> 00:55:58.170

Larry Ruisi: To do this, stairway I do remember, I think it was this one, I do remember when we discussed this at our prior meaning.

482

00:55:58.650 --> 00:56:05.970

Larry Ruisi: Part of the difficulty of doing internal stare and maybe you solve this problem was where does it land on the floor plan.

483

00:56:06.300 --> 00:56:20.610

Larry Ruisi: And how did that change the configuration of the House that i'm just you know we seem to be migrating in a certain direction which, quite frankly, I think is a good direction but just asking the question you're going to be able to make that work.

484

00:56:21.450 --> 00:56:32.550

Eliot Senor: Well, this their way is set, because of the shape of the House and the and the architecture is the stairway location is set on the first and second floor there we.

485

00:56:32.970 --> 00:56:44.820

Eliot Senor: We had explored different locations, or possibly moving it and there really isn't any any place any good place besides, where we were currently exists that.

486

00:56:45.900 --> 00:56:55.290

Eliot Senor: would be a location and move it, so I think that that location still will continue to be the location of the stair.

487

00:56:55.290 --> 00:56:57.510

Larry Ruisi: Okay, so so it can work that it's not gonna.

488

00:56:57.900 --> 00:57:00.930

Larry Ruisi: Not gonna change the whole layout of the House to do this.

489

00:57:01.350 --> 00:57:04.860

Eliot Senor: No, it means to blast thing or taking up plastics, but.

490

00:57:04.860 --> 00:57:05.880

Eliot Senor: chipping more rock if.

491

00:57:05.880 --> 00:57:06.870

Eliot Senor: You get there, but.

492

00:57:07.890 --> 00:57:20.490

Eliot Senor: We can do that that's not a problem and, as far as the elevations Greg was talking about that's the elevation for the finished floor there is some over excavation that you do in order to put the gravel in the concrete and things like that so.

493

00:57:20.670 --> 00:57:21.270

Steven Sauro: Right right.

494

00:57:29.400 --> 00:57:33.750

Gregory Caccioppoli: um is there anything else you'd like to touch on with this point.

495

00:57:38.580 --> 00:57:47.640

Steven Sauro: So chip just one other thing was it can be honest with you, Adam is maybe for you was there a chemical compound that you guys were considering putting in the holes.

496

00:57:48.270 --> 00:57:56.670

Steven Sauro: In order to expand the Rock in lieu of chipping or was that a different application I can't remember, whether it be what's it called victimized or.

497

00:57:56.790 --> 00:58:00.630

Eliot Senor: effect San or Declan yeah there's bentonite we've used.

498

00:58:00.660 --> 00:58:08.520

Eliot Senor: That you have to have a face to break off into generally doesn't necessarily work we didn't propose it on this I don't think.

499

00:58:08.730 --> 00:58:09.750

Steven Sauro: Okay okay.

500

00:58:11.790 --> 00:58:18.000

Steven Sauro: Because the gentleman that you did bring from the city, I do remember now he was pretty confident that this those six things cores would work.

501

00:58:18.570 --> 00:58:18.840

yeah.

502

00:58:19.950 --> 00:58:20.220

Eliot Senor: Right.

503

00:58:21.600 --> 00:58:21.900

Steven Sauro: Okay.

504

00:58:24.210 --> 00:58:24.750

Eliot Senor: He was also.

505

00:58:24.990 --> 00:58:29.700

Eliot Senor: It was also very confident that we wouldn't exceed the one inch per second velocity as well.

506

00:58:31.170 --> 00:58:42.840

Steven Sauro: And for argument's sake, as the gentleman just book it, he said he would change the means and methods or modify them what, to a lesser extent, what would that entail and he said he taken another.

507

00:58:42.870 --> 00:58:45.510

Steven Sauro: My android or lesser machine, what would that do.

508

00:58:46.230 --> 00:58:54.390

Eliot Senor: Well, I think that it's a possibly drilling more holes to create more void space, the vibrations can't travel through the air.

509

00:58:55.710 --> 00:59:03.180

Eliot Senor: And a smaller hammer or using hand hammers you know air air powered him handheld cameras.

510

00:59:04.470 --> 00:59:06.810

Eliot Senor: As opposed to a excavator mountain.

511

00:59:07.980 --> 00:59:08.160

Steven Sauro: Maybe.

512

00:59:11.310 --> 00:59:23.610

Christopher Carthy: Adam in a condition number 17 it says the rock mobile client shall be revised to include a discussion regarding warning levels to be monitored before maximum threshold or experienced don't we have that.

513

00:59:24.780 --> 00:59:25.920

Christopher Carthy: In their proposal.

514

00:59:29.130 --> 00:59:36.930

Adam Kaufman: i'd have to go over it through that with Joe whether or not you know, we want to see some more or whether what what's in that report is adequate.

515

00:59:38.280 --> 00:59:43.290

Joe Cermele: Chris I think if memory serves that well, the report says that they.

516

00:59:44.940 --> 00:59:53.760

Joe Cermele: Have a vibration of one inch per second you know, a warning gun alarm goes off and work stops I thought the board discuss the ability to have.

517

00:59:54.330 --> 01:00:06.180

Joe Cermele: kind of a you know forewarning you know, maybe a point five 4.75 or some some you know something to say hey you know you guys are getting close so wasn't just kind of an all or nothing event.

518

01:00:07.290 --> 01:00:08.910

Joe Cermele: Taken but I thought that's what we discussed.

519

01:00:09.900 --> 01:00:15.210

Christopher Carthy: that's possible Joe tell you the truth, I remember the I remember the discussion, but I don't remember that detail.

520

01:00:16.080 --> 01:00:29.130

Eliot Senor: yeah I think that that discussion was that this is all Internet monitored, or you know, a phone APP almost you know you can see, as it's going on, where you are on a real time.

521

01:00:31.380 --> 01:00:41.940

Eliot Senor: Real time to see where you are and see how close you are at any time, so I think he was gonna have that APP connected to the building department or building inspector, as well as if Joe wants it or.

522

01:00:42.990 --> 01:00:43.800

Eliot Senor: or anybody.

523

01:00:56.610 --> 01:00:57.780

Christopher Carthy: Anything else from the board.

524

01:01:04.800 --> 01:01:07.290

Christopher Carthy: This is a very long resolution.

525

01:01:08.340 --> 01:01:09.510

Christopher Carthy: With a lot going on.

526

01:01:10.260 --> 01:01:10.770

Yes.

527

01:01:11.880 --> 01:01:12.540

Christopher Carthy: and

528

01:01:14.070 --> 01:01:18.000

Christopher Carthy: What i'm concerned about is effectively trying to.

529

01:01:19.350 --> 01:01:28.560

Christopher Carthy: satisfy this resolution could change or will it change the site plan in some way that would be germane to the public.

530

01:01:29.730 --> 01:01:47.700

Christopher Carthy: And if so, if it's germane to the public, because it's been changed, then I think we should consider leaving the public hearing open because this site plan is not really set in stone, yet, because the resolution is still.

531

01:01:48.720 --> 01:01:52.170

Christopher Carthy: takes quite a bit of work to satisfy.

532

01:01:53.400 --> 01:01:55.230

Christopher Carthy: that's just a thought that crossed my mind.

533

01:01:59.970 --> 01:02:00.780

Eliot Senor: um can we.

534

01:02:02.130 --> 01:02:05.760

Eliot Senor: just talk about one thing on the resolution is great what were those.

535

01:02:05.820 --> 01:02:07.980

Adam Kaufman: Those numbers for you want to get the public.

536

01:02:07.980 --> 01:02:08.430

Adam Kaufman: comment.

537

01:02:08.460 --> 01:02:13.590

Christopher Carthy: Christopher yeah let's let i'm Elliot just make that comment, please yeah.

538

01:02:14.070 --> 01:02:14.400

Greg.

539

01:02:15.810 --> 01:02:26.130

Gregory Caccioppoli: yeah so a comment number 14 it says the plan proposes a retaining wall to be constructed immediately adjacent to the southern property line.

540

01:02:26.550 --> 01:02:35.430

Gregory Caccioppoli: Playing sharp clarify and satisfaction in the town engineer how the wall will be constructed for design detail without impacting the Jason properties, then you have uncommon.

541

01:02:36.300 --> 01:02:45.540

Gregory Caccioppoli: For the grading plan Shelby revised to adjust for the removal of all previously proposed retaining walls to the satisfaction of the founding engineer.

542

01:02:46.560 --> 01:02:51.210

Gregory Caccioppoli: proposed spot grades, I think, God shall be verified, can you just clarify.

543

01:02:51.840 --> 01:02:54.600

Joe Cermele: Those are those walls Greg the.

544

01:02:54.840 --> 01:02:56.640

Gregory Caccioppoli: condition of right working on.

545

01:02:57.360 --> 01:02:58.290

Joe Cermele: The rear of the property.

546

01:02:59.670 --> 01:03:00.720

Gregory Caccioppoli: This is what.

547

01:03:01.140 --> 01:03:06.210

Joe Cermele: I was proposing media on the property line and, if you look at the detail there's you know drainage.

548

01:03:06.240 --> 01:03:14.160

Joe Cermele: materials that wall drains behind the wall that's the way it's laid out right now, those improvers be physically on the neighbor's property so obviously we don't want to do that.

549

01:03:14.940 --> 01:03:30.390

Joe Cermele: condition is related to the previously proposed retaining walls in the front yard that have since been removed, but I think you just need to look at the grading and the spot grades that are on the plan now, it was a little difficult to decipher, but I think some of the grading.

550

01:03:32.460 --> 01:03:37.020

Joe Cermele: Either may not work or was based on the previous layout with.

551

01:03:38.220 --> 01:03:42.390

Eliot Senor: Right, as long as well, because the walls that we show are needed and we didn't want to.

552

01:03:43.440 --> 01:03:46.170

Eliot Senor: We wanted clarification what was we were talking about but that's not.

553

01:03:46.860 --> 01:03:48.660

Joe Cermele: i'm not saying to eliminate anything but the.

554

01:03:49.170 --> 01:03:49.860

Joe Cermele: All of the rhetoric.

555

01:03:49.950 --> 01:03:51.480

Eliot Senor: You have to move a little bit.

556

01:03:51.630 --> 01:03:52.110

Eliot Senor: When we enter.

557

01:03:52.860 --> 01:03:56.460

Joe Cermele: In the grading in the front you just need to give it a little closer look, I think.

558

01:03:57.180 --> 01:03:58.350

Gregory Caccioppoli: Absolutely understood.

559

01:04:02.340 --> 01:04:10.950

Christopher Carthy: and Joe if they move that wall inward It strikes me, they would have to add a return to that wall or to returns, the way it's constructed now.

560

01:04:14.400 --> 01:04:16.380

Joe Cermele: I don't know it depends what they do you can.

561

01:04:17.520 --> 01:04:21.510

Joe Cermele: depends, where they move it to but you've got the 518 contour that runs.

562

01:04:21.750 --> 01:04:22.050

Christopher Carthy: From the.

563

01:04:22.410 --> 01:04:23.790

Joe Cermele: property on to the.

564

01:04:23.880 --> 01:04:36.060

Joe Cermele: yeah stairs if you were to pull that wall out a little bit and make that top of wall 518 or do the same thing with a 520 contour I think they may be able to achieve the goal without needing returns, they can.

565

01:04:36.390 --> 01:04:36.720

Okay.

566

01:04:37.860 --> 01:04:41.430

Eliot Senor: yeah the Wall would just be a little bit longer to meet the contour at the.

567

01:04:41.430 --> 01:04:48.150

Christopher Carthy: right place, I see that now yeah I see what you mean by that yeah the Wall, the wall, can be a little longer to to effectuate that.

568

01:04:49.830 --> 01:04:50.520

Christopher Carthy: We retention.

569

01:04:51.600 --> 01:04:51.900

uh huh.

570

01:04:56.280 --> 01:04:56.670

Christopher Carthy: Go ahead.

571

01:04:57.300 --> 01:05:04.680

Eliot Senor: Either we might find that that's in rock and roll perform the same drilling in and removal and maybe we don't even need a wall.

572

01:05:04.980 --> 01:05:05.430

mm hmm.

573

01:05:08.610 --> 01:05:10.230

Christopher Carthy: Now that's where rock becomes your friend.

574

01:05:12.330 --> 01:05:19.530

Christopher Carthy: Alright, so Adam we have some comments from the public, and I also, I would just like to comment that we did receive a number of letters from the public.

575

01:05:19.920 --> 01:05:27.510

Christopher Carthy: about this application and want to thank the public for the letters we read every single one of them, they mean a lot to us sometimes.

576

01:05:27.900 --> 01:05:38.070

Christopher Carthy: members of the public, send us letters, where they say they don't want, they do not want development on a site, sometimes we get letters like that, because they were used to a site being open.

577

01:05:38.460 --> 01:05:45.570

Christopher Carthy: And I just want to explain that the planning boards objectives is to essentially respect the property rights of.

578

01:05:46.290 --> 01:06:01.170

Christopher Carthy: And on the same time, do everything we can to ameliorate the impact of a development on the Community but it's not the privilege of the planning board to say you may not develop this lot if, in fact, it is a developable lot.

579

01:06:03.420 --> 01:06:06.960

Christopher Carthy: So we have Members from the public here now.

580

01:06:07.140 --> 01:06:10.500

Adam Kaufman: hot dog who's a neighbor right now.

581

01:06:15.330 --> 01:06:15.660

Okay.

582

01:06:19.470 --> 01:06:22.590

Adam Kaufman: hi Doug so you're always ready, yes, we can.

583

01:06:22.650 --> 01:06:25.170

Doug-Laptop: Yes, I got one SEC, let me unmute the TV here i'm sorry.

584

01:06:25.170 --> 01:06:25.860

Adam Kaufman: Yes, thank you.

585

01:06:28.890 --> 01:06:31.950

Adam Kaufman: And Christopher we don't have any other comments at this point.

586

01:06:32.100 --> 01:06:32.820

Christopher Carthy: Hello Doug.

587

01:06:33.360 --> 01:06:42.690

Doug-Laptop: hi how are you good, so my name is Doug Winston I am the property owner of 20 for another month avenue, which is immediately to the right of the proposed residents.

588

01:06:43.830 --> 01:06:57.330

Doug-Laptop: I would like to note that, for the record, all of these construction documents incorrectly know the property to the North as 20 another month and the property of the south as 20 for another month.

589

01:06:57.990 --> 01:07:02.100

Doug-Laptop: So, for the purpose of this discussion, I just would like to make sure that that's clear because.

590

01:07:03.150 --> 01:07:11.610

Doug-Laptop: In discussing some of the grades and in discussing the site plan itself, I want to make sure there's no confusion, because.

591

01:07:12.990 --> 01:07:22.200

Doug-Laptop: There are some in accuracies that I have noticed between as built conditions on the two existing properties and the data used.

592

01:07:23.160 --> 01:07:31.200

Doug-Laptop: For this site plan so i'd like to get into that first but, but first i'll quickly just give you the background here.

593

01:07:31.920 --> 01:07:43.470

Doug-Laptop: I am the was the builder and developer of 20 for another month avenue about 20 years ago so i'm intimately familiar with the entire process, I am a contractor i've been in construction industry for over 35 years.

594

01:07:45.030 --> 01:07:49.170

Doug-Laptop: That being said, I want to jump into just a few.

595

01:07:50.640 --> 01:08:07.380

Doug-Laptop: general comments I as you stated before, obviously, that you're responsible development i'm not against and all my commentary here today is to address what I believe is not responsible development.

596

01:08:09.510 --> 01:08:20.640

Doug-Laptop: These two existing homes on either side of this proposed structure or custom homes stick built there was a large amount of rock removal performed for both of them.

597

01:08:21.720 --> 01:08:26.340

Doug-Laptop: which allowed to work with a very difficult site plan okay.

598

01:08:28.380 --> 01:08:39.510

Doug-Laptop: Granted the the cost of the properties were not very extensive because of the great amount of work that was going to be required to make them usable.

599

01:08:41.370 --> 01:08:42.720

Doug-Laptop: Now i'm.

600

01:08:44.190 --> 01:08:57.960

Doug-Laptop: If we look at the site plan, and again I have some visuals I don't know if i'll be able to screen share, but I took some pictures and I took the liberty of creating some graphics just so that the planning board can understand my concerns.

601

01:08:58.140 --> 01:08:59.400

Adam Kaufman: You can share them with us.

602

01:08:59.610 --> 01:09:01.830

Doug-Laptop: Okay, so before I get to that.

603

01:09:03.600 --> 01:09:08.310

Doug-Laptop: wanted to speak in general about what I found it appears that.

604

01:09:09.330 --> 01:09:29.100

Doug-Laptop: The topographical data that's being used to prepare this entire site plan comes from the original subdivision pre construction elevations and doesn't accurately take into consideration what has been done on both parcels.

605

01:09:30.270 --> 01:09:36.810

Doug-Laptop: i'm finding reef inaccuracies and I have some graphics to illustrate that.

606

01:09:38.010 --> 01:09:39.930

Doug-Laptop: i'm the.

607

01:09:40.980 --> 01:09:45.660

Doug-Laptop: On my own particular property you're showing grade lines towards the.

608

01:09:47.370 --> 01:09:52.110

Doug-Laptop: southeast corner of the property in the neighborhood of five.

609

01:09:55.410 --> 01:09:57.240

Doug-Laptop: that's actually around 507.

610

01:09:58.590 --> 01:10:01.440

Doug-Laptop: The first floor of my home is 506.

611

01:10:02.910 --> 01:10:06.390

Doug-Laptop: The first floor of the proposed residences 516.

612

01:10:07.950 --> 01:10:16.170

Doug-Laptop: that's 10 feet above my first floor i'm going to jump to a few pictures here, just so you can take a look here.

613

01:10:21.600 --> 01:10:23.340

Doug-Laptop: All right, i'm going to.

614

01:10:25.860 --> 01:10:28.620

Doug-Laptop: bear with me a second, you should be able to see this.

615

01:10:29.850 --> 01:10:34.440

Doug-Laptop: So the first picture you're looking at here is the.

616

01:10:35.910 --> 01:10:38.730

Doug-Laptop: south east corner of my home.

617

01:10:40.680 --> 01:10:51.840

Doug-Laptop: This line here at 506 that i'm pointing to on the bottom that's my first floor elevation here's the proposed first floor elevation of the new dwelling it's about.

618

01:10:53.700 --> 01:10:59.640

Doug-Laptop: Six inches below mine my master bedroom window, that would be their first floor elevation.

619

01:11:00.750 --> 01:11:02.430

Doug-Laptop: Okay, so.

620

01:11:03.660 --> 01:11:15.720

Doug-Laptop: i'm not sure how everyone else feels about that, I can tell you that I don't feel that setting the elevation of the House 10 feet above my first floor is responsible development.

621

01:11:17.700 --> 01:11:34.440

Doug-Laptop: If we take a look at the property line here, I took the liberty yesterday of putting up some string lines with a line level nothing crazy here is is not a survey what i'm going to show you some rough grade lines so 507 is pointed to here by this little piece of.

622

01:11:35.790 --> 01:11:38.040

Doug-Laptop: cinder block that I placed on the floor there.

623

01:11:39.270 --> 01:11:43.530

Doug-Laptop: That is consistent about one foot above my first floor elevation.

624

01:11:44.940 --> 01:11:55.260

Doug-Laptop: This 514 elevation is the grid line that they show as finished grade at the property line intersecting here between the two lots.

625

01:11:55.740 --> 01:12:03.930

Doug-Laptop: As you can see it's about seven feet below my backyard level, but there is no retaining wall shown there.

626

01:12:04.740 --> 01:12:11.700

Doug-Laptop: Okay, so I question again where this type of graphical data came from, and it seems to me that no one.

627

01:12:12.120 --> 01:12:23.220

Doug-Laptop: has done the due diligence to compile both the existing conditions and the as built surveys, which should be on file i'm looking at my own has built surveys and i've checked this and.

628

01:12:23.700 --> 01:12:35.280

Doug-Laptop: Less mine is wildly inaccurate these numbers don't jive um interestingly enough, if you look at the site plan they show that the existing grades of.

629

01:12:35.760 --> 01:12:46.410

Doug-Laptop: 20 another month, which is the structure that we are looking at in this picture they're showing that those grades in the rear again here the Northeast corner of the property.

630

01:12:48.120 --> 01:12:58.770

Doug-Laptop: they're showing that somewhere around 526 well the first floor elevation of this House is 513 so once again, if you look at this 516 Point two elevation.

631

01:12:59.400 --> 01:13:09.090

Doug-Laptop: proposed first floor elevation where there's no dwelling it sits 10 feet higher than my first floor and about three feet higher than the adjacent property.

632

01:13:11.130 --> 01:13:19.890

Doug-Laptop: Again, when the town of North Castle approved this for house subdivision about 30 years ago I don't believe it was their intention to have.

633

01:13:20.460 --> 01:13:29.130

Doug-Laptop: The House in the middle of two different houses here at a 10 foot higher elevation between the first floor levels doesn't sound like that's.

634

01:13:29.940 --> 01:13:36.240

Doug-Laptop: Something that's reasonable and prudent and I was only able to find that subdivision map, because it was lost in the flood, a few years ago.

635

01:13:36.810 --> 01:13:51.090

Doug-Laptop: But i'm sure that data is available to me, my personal feeling is that if you're going to have three houses that are cut into a slope that those elevations should be terrorists, I would expect to see that that elevation is somewhere between the.

636

01:13:52.320 --> 01:13:54.810

Doug-Laptop: of this House and the five or six of my house.

637

01:13:56.340 --> 01:14:10.560

Doug-Laptop: Again, to further my point I have some pictures that I took of the adjacent property that i'd like to put up on the screen here bear with me i'll get those I have to probably screen share something else here.

638

01:14:12.510 --> 01:14:14.490

Christopher Carthy: The managers interrupted with the question.

639

01:14:14.790 --> 01:14:15.630

Doug-Laptop: yeah please.

640

01:14:16.650 --> 01:14:20.070

Christopher Carthy: Elliott, who shot the topography.

641

01:14:21.390 --> 01:14:25.050

Eliot Senor: um i'll have to go back and look I I.

642

01:14:25.920 --> 01:14:28.020

Eliot Senor: errs we've been out there to locate these.

643

01:14:28.020 --> 01:14:43.290

Eliot Senor: trees so i'll have to check to see what the total is, but on this since, since you asked me on this shot with these elevations i'm not really sure where he's saying that our forest floor is higher than his master bedroom.

644

01:14:43.680 --> 01:14:54.480

Christopher Carthy: let's let him finish Elliott about him, I just wanted to get in fact I was looking on your engineering plan and there was no comment on the plan itself that said made reference to.

645

01:14:56.160 --> 01:15:06.480

Christopher Carthy: Data captured on this site plan was from a particular survey, so I was looking for that comment on the site plans that made reference to where the topography was captured.

646

01:15:07.890 --> 01:15:12.000

Christopher Carthy: Is that comment is that fact stated anywhere on the site plan.

647

01:15:12.450 --> 01:15:15.120

Eliot Senor: i'm i'm not sure I know a lot of times.

648

01:15:16.530 --> 01:15:22.410

Eliot Senor: Joe asked for information, like that and offhand sitting here at home, I couldn't.

649

01:15:23.010 --> 01:15:25.650

Christopher Carthy: Okay right so don't carry on.

650

01:15:26.670 --> 01:15:34.800

Doug-Laptop: Okay, so again i'm going to try to screen share this here bear with me if we lose this, but I want to show you some elevations of the.

651

01:15:36.300 --> 01:15:38.190

Doug-Laptop: Of 20 months backyard.

652

01:15:43.470 --> 01:15:50.250

Doug-Laptop: Right i'm going to drag this here, and you should be able to say Okay, so this is a view from the.

653

01:15:50.970 --> 01:15:58.380

Doug-Laptop: seer okay you're not okay i'm gonna have to share a different screen, let me try to share a different screen here, I apologize hang on.

654

01:16:08.880 --> 01:16:09.330

There we go.

655

01:16:11.820 --> 01:16:14.430

Doug-Laptop: All right, you guys able to see this now.

656

01:16:14.520 --> 01:16:24.510

Doug-Laptop: yeah Okay, so this is a view from the Northeast corner of the property it's represented on the tobacco to be somewhere around.

657

01:16:25.980 --> 01:16:27.690

check my notes, excuse me here.

658

01:16:29.280 --> 01:16:47.730

Doug-Laptop: Believe it shown it 526 sloping down to 516 in the rear corner here and actuality there's probably less than a foot elevation change this entire backyard is level, and this fence runs along.

659

01:16:48.960 --> 01:16:58.380

Doug-Laptop: The Northern property line separating 20 and 22 This is where he's proposing to build a large retaining wall.

660

01:16:58.650 --> 01:17:06.000

Doug-Laptop: But if we were to go back to that original picture we looked at over there that elevation change doesn't exist as per the drawing he shows.

661

01:17:06.570 --> 01:17:16.950

Doug-Laptop: Okay, and again conversely there's a seven foot change in elevation from his proposed backyard elevation to my backyard elevation with no retaining wall show.

662

01:17:17.460 --> 01:17:35.790

Doug-Laptop: So my statement is that I don't feel this site plan has been prepared with any level of due diligence, to the point where we're talking about a draft resolution here and we haven't even verified the data that's within this site plan.

663

01:17:38.190 --> 01:17:38.760

Doug-Laptop: um.

664

01:17:39.810 --> 01:17:50.850

Doug-Laptop: And again, if we want to put up that topographical plan just take a look here now, for those of us who want to look at it and look at these inconsistency, based on what we saw.

665

01:17:52.260 --> 01:17:56.490

Doug-Laptop: can probably give you one more picture here of that view.

666

01:17:59.520 --> 01:18:00.660

see if I can share.

667

01:18:02.430 --> 01:18:03.090

Doug-Laptop: This one.

668

01:18:13.320 --> 01:18:23.970

Doug-Laptop: Okay This again is a better view of the fence, you can see, there is a retaining wall in the back of 20 neither months which ties back a very severe drop.

669

01:18:25.080 --> 01:18:33.870

Doug-Laptop: This elevation drops off radically when you hit the property line in the back here, which again is really not reflected in the.

670

01:18:34.980 --> 01:18:37.980

Doug-Laptop: site plan and the top graphical data that's used there.

671

01:18:47.280 --> 01:18:50.670

Doug-Laptop: Some further comments I have some other concerns i'd like to bring up.

672

01:18:53.520 --> 01:18:57.060

Doug-Laptop: This this property is shown to be on a crawl space.

673

01:18:58.200 --> 01:19:01.020

Doug-Laptop: The majority of the House is constructed on a crawl space.

674

01:19:02.370 --> 01:19:15.210

Doug-Laptop: Over the years, here I have obviously noticed a lot of water which percolates from the rock on this on this lot here and my own lot.

675

01:19:17.550 --> 01:19:21.810

Doug-Laptop: you're proposing to put a crawl space underneath the majority of a home.

676

01:19:22.860 --> 01:19:26.910

Doug-Laptop: going to have no basement and it's an unfinished unexcavated space.

677

01:19:28.260 --> 01:19:35.280

Doug-Laptop: it's an extremely damp area because of the water, the percolate through the rock it sounds like you're you're basically.

678

01:19:37.050 --> 01:19:59.010

Doug-Laptop: Putting a perfect location there for termites Okay, which obviously these houses are very close together, but I just don't feel that a unexcavated crawl space in a situation like this, where you've got a lot of water percolating through rock is reasonable and prudent.

679

01:20:01.890 --> 01:20:10.140

Doug-Laptop: I have a question also i've looked at the plans here I don't see any utility room or where the boiler it would be in this in this home.

680

01:20:11.190 --> 01:20:17.610

Doug-Laptop: Obviously there's a garage and then we see finished faces on the first and second Florida i'm wondering where where the utilities going in this House.

681

01:20:20.310 --> 01:20:33.240

Doug-Laptop: I guess, we can leave that and let them answer that when i'm done, I mean that's just a question I have there, but I have a one further concern that is probably one of my major concerns, and that is.

682

01:20:36.660 --> 01:20:42.240

Doug-Laptop: The the applicant has indicated that this was going to be modular one of the things I think.

683

01:20:42.270 --> 01:20:43.380

Doug-Laptop: it's important here.

684

01:20:44.070 --> 01:20:53.340

Doug-Laptop: we're talking about a rock removal plan and that's fine I did a lot of rock removal on this site and, to be honest with you, I used an air track drew and I drilled two and a half inch holes.

685

01:20:53.820 --> 01:21:09.990

Doug-Laptop: Down below the level of where we were going to ask of a pattern drilled it and took the rock out and took me about 13 days to take out 600 cubic yards, I have a full basement in a garage in my home as those 20 nevermind their their excavation took a lot longer.

686

01:21:11.310 --> 01:21:27.810

Doug-Laptop: Now, getting back to this modular i'm given the set back of the House, the width of the lot and, more importantly, the overhead content distribution lines that are directly in conflict I would think that it would be critically important for a rigging plan.

687

01:21:28.890 --> 01:21:49.950

Doug-Laptop: To be put in, as part of this because I just can't understand as a contractor how you are going to set the size crane that needs to be there hit the load from the right of way and carry that load without encroaching either the Jason property.

688

01:21:51.450 --> 01:21:55.290

Doug-Laptop: So i'm a little concerned on how that's going to happen because I don't think it's feasible.

689

01:21:56.100 --> 01:22:00.000

Doug-Laptop: So the concept of a modular House I think if you're going to go to all this.

690

01:22:00.210 --> 01:22:10.200

Doug-Laptop: extent and then we're going to have a crane show up one day, and all of a sudden not know how we're going to do this and think we're going to pass that that load over somebody's House you know those lines.

691

01:22:11.010 --> 01:22:22.620

Doug-Laptop: Economists and secondary lines, there are about 30 feet in elevation that means you're going to need somewhere between 175 to 215 ton crane set up on a very small piece of property.

692

01:22:23.100 --> 01:22:26.640

Doug-Laptop: To take that house and then, how are you picking that and carrying it.

693

01:22:27.150 --> 01:22:35.670

Doug-Laptop: Without taking that structure and going over the adjacent property, so I think that it's only reasonable and prudent to conclude that they demonstrate what size frame.

694

01:22:36.090 --> 01:22:45.870

Doug-Laptop: angle, the pool the load chart and and how they're going to set up done to john that lot because that lot is not in fact level So these are all concerns I have is a contract.

695

01:22:49.980 --> 01:22:53.640

Doug-Laptop: in mind that's that's the extent of my comments, but again.

696

01:22:54.870 --> 01:23:08.400

Doug-Laptop: I think these are all items that you know needs to be addressed, I see a draft resolution here, and I think that's way premature, given the fact that we've just opened this up for public comment and again i'm not opposed to development.

697

01:23:10.110 --> 01:23:13.980

Doug-Laptop: i'm in favor of responsible development, but what I see here is a.

698

01:23:15.000 --> 01:23:25.830

Doug-Laptop: opportunity to build a very low end home it's 30% smaller than the two custom homes on either side of it, it has absolutely no storage space.

699

01:23:27.480 --> 01:23:39.870

Doug-Laptop: You know there's discussions on the garage that being usable and I heard someone make the comment they'll park on the street, well, I just want to remind everybody, there is no on street parking and then North Castle, so I don't know who made that comment but.

700

01:23:41.490 --> 01:23:45.930

Doug-Laptop: Unless something's changed I don't know of any on street parking in the town of North cast.

701

01:23:48.870 --> 01:23:54.540

Christopher Carthy: Doug and friendships I think you may have misheard that comment, he was referring to the one off street parking.

702

01:23:54.780 --> 01:23:55.710

Christopher Carthy: On okay subway.

703

01:23:56.040 --> 01:23:58.290

Doug-Laptop: understood no problem yeah it was a little hard to hear and I.

704

01:23:58.350 --> 01:23:59.310

Christopher Carthy: was no problem.

705

01:23:59.910 --> 01:24:00.330

No problem.

706

01:24:02.370 --> 01:24:07.980

Christopher Carthy: Okay, so Doug you made some really good comments, thank you for those comments so um.

707

01:24:09.180 --> 01:24:22.290

Christopher Carthy: la la It strikes me that this is this again I think there's a very long draft resolution I don't see how we can get through all of this and and doug's comments so.

708

01:24:26.010 --> 01:24:32.400

Eliot Senor: I agree with you there is a lot of items in there, a lot of them are technical, but we can go through them.

709

01:24:33.600 --> 01:24:39.480

Eliot Senor: I would, I don't think you're ready to to adopted anyway, if we're going to learn it the stairway.

710

01:24:40.380 --> 01:24:48.780

Eliot Senor: So holding it over to the next meeting is fine, I just wanted to make some comments on this picture that he's screen sharing.

711

01:24:49.740 --> 01:25:01.020

Eliot Senor: As far as the elevations are concerned, the showing a 514 line or a 16 line and that 16 line is going through what looks to be as the first floor window.

712

01:25:01.590 --> 01:25:19.320

Eliot Senor: I talked about his his first floor being or that this that we're going to be up at the master bedroom level, well, it looks to me that there's a another sinless is it a three story building it looks to me that we're not that dissimilar to his first floor it's.

713

01:25:19.770 --> 01:25:21.630

Doug-Laptop: Not my that's not my home you're looking.

714

01:25:21.630 --> 01:25:24.510

Doug-Laptop: At that's that's the Jason structure.

715

01:25:26.370 --> 01:25:27.480

Eliot Senor: we're looking at your.

716

01:25:29.460 --> 01:25:32.610

Doug-Laptop: screen sharing the photo of my home again.

717

01:25:32.970 --> 01:25:33.330

Oh who's.

718

01:25:34.890 --> 01:25:43.050

Doug-Laptop: That is that i'm showing you the picture of what is actually 20 nevermind which you have level is 20 for another month on your drawing.

719

01:25:43.470 --> 01:25:57.330

Doug-Laptop: That is in fact 29 a month 2124 another mind is my home, this is my home and here is the 506 first floor elevation of my house and here is your 516 elevation that you show.

720

01:25:57.840 --> 01:25:59.520

Doug-Laptop: For the first floor of that structure.

721

01:26:00.030 --> 01:26:05.790

Eliot Senor: Alright, so that other that other screen is not your House that's the House on the left side is that it.

722

01:26:06.270 --> 01:26:15.960

Doug-Laptop: If you're facing the well I don't know which way you're facing but if you're from the street from the street if you're facing the project, it is a house to the right.

723

01:26:17.010 --> 01:26:17.220

Eliot Senor: there's.

724

01:26:17.250 --> 01:26:17.760

Doug-Laptop: A house.

725

01:26:17.910 --> 01:26:18.840

Doug-Laptop: To the South.

726

01:26:19.200 --> 01:26:21.420

Eliot Senor: This is the House to the to the right.

727

01:26:21.750 --> 01:26:23.400

Doug-Laptop: I am the House to the north.

728

01:26:24.090 --> 01:26:29.520

Doug-Laptop: I am the House to the north, the picture I showed you was the House to the south, all right.

729

01:26:29.640 --> 01:26:34.170

Eliot Senor: I got it so we're consistent with the House to the south, a little bit higher all right, I got it.

730

01:26:34.380 --> 01:26:40.200

Doug-Laptop: you're Yes, you are 10 feet higher than my first floor all right.

731

01:26:40.770 --> 01:26:52.980

Eliot Senor: um as far as the TOEFL in the backyard with that heavy fence in that last picture you know we don't trust pass on to the neighbor's property to get the total in the bathroom so we do get that from available data so.

732

01:26:54.210 --> 01:26:57.240

Doug-Laptop: We don't use the aspects that are offline with the town.

733

01:26:58.440 --> 01:27:01.410

Eliot Senor: Like I said before, I don't have that information here with.

734

01:27:02.520 --> 01:27:02.700

Like.

735

01:27:04.170 --> 01:27:12.090

Doug-Laptop: I just my my whole point is that it goes to that the basis of design for the entire project has been taken from inaccurate data.

736

01:27:12.510 --> 01:27:17.940

Doug-Laptop: And I don't understand how we could be talking about a draft resolution on a project.

737

01:27:18.240 --> 01:27:28.530

Doug-Laptop: That is the due diligence to put together a composite site plan that addresses the as bill conditions on either side of existing homes.

738

01:27:28.890 --> 01:27:36.330

Doug-Laptop: hasn't been looked at and and again there's a seven foot elevation change on my side and there's.

739

01:27:36.720 --> 01:27:43.860

Doug-Laptop: Much less elevation, on the other side, but the point is is you know I don't know, maybe, your answer is we'll just swap those retaining walls from one side to the other but.

740

01:27:44.190 --> 01:27:55.470

Doug-Laptop: At the end of the day I just don't feel that the due diligence has been done on this project it's it's a rush to build a small spec house in between two custom homes that's i'm sorry, the only way I can.

741

01:27:57.990 --> 01:28:06.240

Christopher Carthy: Joe, how can we address doug's concerns in terms of confirming the elevations out there.

742

01:28:08.610 --> 01:28:17.250

Joe Cermele: Well, I think Elliot did you shoot this your your you do serving as well, did you do the survey here or I think you're gonna have to at least reshoot it and.

743

01:28:18.690 --> 01:28:19.470

Eliot Senor: You know, like I.

744

01:28:19.890 --> 01:28:23.130

Joe Cermele: said we're getting information from licensed professionals, so you know.

745

01:28:23.490 --> 01:28:25.470

Joe Cermele: My information is accurate, we have to.

746

01:28:25.890 --> 01:28:32.460

Christopher Carthy: Know July appreciate that I totally do what I asked Elliot a half hour ago was specifically.

747

01:28:33.060 --> 01:28:43.050

Christopher Carthy: Who shot the TELCO and when I look at the site plans, there is no reference as to who generated the TELCO on the side plans, so I was just asked why i'm saying.

748

01:28:43.380 --> 01:28:50.760

Christopher Carthy: I would like to know who shot the TELCO and if it wasn't I don't know where this trouble came from, I mean, let me just say something wild like.

749

01:28:50.940 --> 01:29:07.140

Christopher Carthy: let's pretend, you came from westchester GIs which i'm not saying it did, but that certainly wouldn't be accurate enough for this plan, and I think it's important that we get a license surveyor out there to confirm the topography.

750

01:29:10.590 --> 01:29:19.770

Eliot Senor: um yeah like I said we'll verify where it came from and we'll put the notes as to where it is and making any changes.

751

01:29:21.000 --> 01:29:22.350

Eliot Senor: If if the need today.

752

01:29:22.800 --> 01:29:33.870

Eliot Senor: No, I just don't have that information with me at the moment i'm as far as the I don't know if you want to that's fine i'm not gonna go back and forth anymore.

753

01:29:33.930 --> 01:29:34.260

Okay.

754

01:29:35.310 --> 01:29:35.730

Christopher Carthy: All right.

755

01:29:36.090 --> 01:29:38.670

Gregory Caccioppoli: I have a comment um excuse me.

756

01:29:38.970 --> 01:29:42.510

Gregory Caccioppoli: Great the westchester county GIS says.

757

01:29:43.980 --> 01:29:47.340

Gregory Caccioppoli: 20 and 24 next to this lot.

758

01:29:47.790 --> 01:29:48.840

Doug-Laptop: that's correct.

759

01:29:49.650 --> 01:29:51.750

Doug-Laptop: Actually, I can, I can confirm to you that the.

760

01:29:51.750 --> 01:29:55.260

Doug-Laptop: westchester GIS I have looked at the Western if the GIS does have it.

761

01:29:55.350 --> 01:29:57.480

Gregory Caccioppoli: Right that's where I got the information.

762

01:29:57.660 --> 01:30:09.690

Doug-Laptop: yeah well, it looks to me like that type of graphical data came from the tree subdivision existing conditions, drawing that was created.

763

01:30:11.040 --> 01:30:14.940

Doug-Laptop: Many years ago, when the original subdivision was granted that's what it appears to be.

764

01:30:15.330 --> 01:30:15.780

mm hmm.

765

01:30:17.730 --> 01:30:28.140

Christopher Carthy: Okay, all right, thank you, I think you make a good point so Elliot I think the you know I think board members I wouldn't mind your support or opinion here, I think we should.

766

01:30:29.160 --> 01:30:35.250

Christopher Carthy: Ask the applicant to hire a professional land surveyor to.

767

01:30:36.840 --> 01:30:40.380
Christopher Carthy: Show us in a stand typography.

768
01:30:42.570 --> 01:30:44.580
Jim Jensen: I would support that absolutely.

769
01:30:47.100 --> 01:31:06.810
Larry Ruisi: yeah I would also Chris I we just asked the question right so let's put let's assume that Doug is correct, is is is you know we look at the responsibility of the planning Board and the site plan you know the disparity in the in the heights of the first floor seems seems dramatic.

770
01:31:07.710 --> 01:31:08.940
Larry Ruisi: and seeing what see.

771
01:31:09.150 --> 01:31:14.940
Larry Ruisi: It seems to me like what's happened again i'm assuming that Doug is correct, but that may not be the case.

772
01:31:15.480 --> 01:31:24.480
Larry Ruisi: That when he built his house he blasted a lot of rockin and carved it out from the hillside as the 20 and what we're trying to do in this particular location.

773
01:31:24.780 --> 01:31:30.000
Larry Ruisi: is building on top of the Rock which leads to which leads to the Tower effect.

774
01:31:30.570 --> 01:31:44.310
Larry Ruisi: Of this site vs vs doug's house and it's not as dramatic, on the other, coast, the slope goes up, but it seems to me that that's something that that we ought to look at in the applicant order address assuming assuming doug's.

775
01:31:44.460 --> 01:31:44.820
Adam Kaufman: Right.

776
01:31:44.880 --> 01:31:54.450
Adam Kaufman: I think that's an important factor that's an important point Larry, especially because the the setbacks between these two houses is minimal.

777
01:31:54.870 --> 01:31:57.060

Adam Kaufman: Night So yes, you have to take.

778

01:31:57.150 --> 01:31:57.870

A closer.

779

01:31:58.950 --> 01:32:01.530

Larry Ruisi: And what it would require assuming.

780

01:32:01.800 --> 01:32:06.510

Larry Ruisi: Assuming that he's all correct what it would require is substantially more rock.

781

01:32:06.510 --> 01:32:08.100

Larry Ruisi: blasting to make this thing work.

782

01:32:08.280 --> 01:32:08.520

that's.

783

01:32:10.050 --> 01:32:13.200

Larry Ruisi: ideal down to us into a rational level yeah.

784

01:32:13.410 --> 01:32:23.040

Eliot Senor: we've got to look, we would we would we were originally came in, with a plan that removed all the rock that had a full basement on that on a House that had a you know full garage on the House and.

785

01:32:24.510 --> 01:32:27.120

Eliot Senor: Opinions that it was too much in that.

786

01:32:28.170 --> 01:32:28.920

Larry Ruisi: yeah but.

787

01:32:29.070 --> 01:32:33.990

Larry Ruisi: But you were you were doing it based upon your was your first floor.

788

01:32:36.180 --> 01:32:36.960

Jim Jensen: was a different.

789

01:32:37.020 --> 01:32:49.230

Larry Ruisi: Or was it basically in the same place, but with a carved out basement I think if Doug is accurate you're actually have to go to go down deeper and drop that first floor that first four planes.

790

01:32:49.680 --> 01:32:50.250

Eliot Senor: yeah I.

791

01:32:50.760 --> 01:32:52.890

Larry Ruisi: You know, we don't have all the information, right now, so.

792

01:32:53.460 --> 01:32:59.850

Jim Jensen: Yes, and no and just get you know I just you know it is disconcerting as professional that.

793

01:32:59.850 --> 01:33:01.230

Jim Jensen: These things are not.

794

01:33:01.860 --> 01:33:02.160

Christopher Carthy: well.

795

01:33:02.400 --> 01:33:09.390

Jim Jensen: You know sealed or not survey, you know the miscellaneous detail has a seal on it, but it's a it's a mission.

796

01:33:10.380 --> 01:33:26.730

Jim Jensen: You know, not to have accurate information and for all the time and effort that the talent has to pour into a value in the application and then going so far with the impacts of his lot and us working on inaccurate bass information is pretty frustrating.

797

01:33:27.000 --> 01:33:27.540

Yes.

798

01:33:29.160 --> 01:33:36.150

Christopher Carthy: I mean assuming that's the case if it's not the case, we shouldn't say that we're not sure yet, but I do agree, Jim that certainly not standing.

799

01:33:36.780 --> 01:33:37.020

Jim Jensen: Right.

800

01:33:37.050 --> 01:33:42.510

Christopher Carthy: I mean it's certainly not standard, I mean there's, and that is a problem and.

801

01:33:49.740 --> 01:33:51.120

Gregory Caccioppoli: The hard copies I, though.

802

01:33:53.850 --> 01:33:59.310

Eliot Senor: I will look into that and we'll get the cocoa and we'll have it signed by.

803

01:34:00.750 --> 01:34:10.020

Christopher Carthy: I have a question which is Joe i've got a technical question as well, these plans, for example, when this that they're stamped by a professional engineer.

804

01:34:11.100 --> 01:34:12.780

Christopher Carthy: That stamp does.

805

01:34:14.460 --> 01:34:17.190

Christopher Carthy: Does that stamp cover the.

806

01:34:18.720 --> 01:34:32.700

Christopher Carthy: Land survey, in other words and not stamped by a land survey, even if if an agency, whether it's so nor that does engineering and lancer bang or somebody else who does land surveying and engineering.

807

01:34:33.660 --> 01:34:46.830

Christopher Carthy: Does the plan, need to be stamped by both or at least reference from where the the typography was picked up as opposed to simply being stamped by the engineer the engineer can be stamping the plan for site.

808

01:34:47.190 --> 01:34:55.440

Christopher Carthy: As opposed to put typography or something like that, or what he did for drainage, as opposed to typography it's not my point.

809

01:34:56.490 --> 01:35:01.860

Joe Cermele: yeah I do and not having the education law in front of me I would I would I would imagine.

810

01:35:02.910 --> 01:35:13.740

Joe Cermele: That you know typically as an engineer will sign and certify plans and clearly know where the survey comes from and the responsibility that surveys clearly on the surveyor.

811

01:35:15.600 --> 01:35:27.720

Joe Cermele: Without having that I would assume that you know Elliot you're taking responsibility for the the entirety of the plan as its proposed I don't know that you like, I said you're both a survey around and an engineer I don't know that you did the survey or not, but.

812

01:35:29.460 --> 01:35:33.780

Joe Cermele: I would imagine without that confirmation or without that you know that.

813

01:35:35.280 --> 01:35:40.890

Joe Cermele: clarification of the source you're assuming ownership of it as part of your design.

814

01:35:43.980 --> 01:35:45.120

Christopher Carthy: hello, can you answer that.

815

01:35:47.640 --> 01:36:03.360

Eliot Senor: I like I said before, I don't have an information to where it came from in front of me, and we will verify the grades and get back to you with with what's going on, I can't answer that question generally an engineer is not certifying.

816

01:36:04.560 --> 01:36:15.360

Eliot Senor: The survey part of it on any cases most cases the engineer is not the same person as the surveyor, and I assume he's not taking responsibility, but we will.

817

01:36:15.750 --> 01:36:16.920

Christopher Carthy: Okay, I find where it came.

818

01:36:16.920 --> 01:36:20.580

Eliot Senor: From verify the TELCO and get back to you on that.

819

01:36:20.640 --> 01:36:30.510

Christopher Carthy: Okay well la and I think you made one point which is the engineer isn't necessarily verifying that part week but i'm just going to press the point which is I can't imagine that.

820

01:36:31.950 --> 01:36:41.790

Christopher Carthy: This is too hard to remember, the fact is, if you don't remember it kind of leads me to think that you at least eleonora group did not do the typography.

821

01:36:42.120 --> 01:36:49.860

Christopher Carthy: And i'm not saying somebody else didn't but it sounds to me like your group did not do the department, I would think you would know that.

822

01:36:50.730 --> 01:36:59.100

Eliot Senor: Well, I mean the only thing I can tell you is that we started this project three or four years ago and and it's been quite a while, since we first started on the project site.

823

01:37:00.660 --> 01:37:15.810

Eliot Senor: We had submitted this several years ago and and it went on the wayside because the owner at the time, for whatever reason, so it's not a job that we did in the last six months or started in the last six months in the job we started highly four or five years ago.

824

01:37:15.960 --> 01:37:17.280

Eliot Senor: Okay, more.

825

01:37:17.820 --> 01:37:20.220

Christopher Carthy: Alright, so you'll get back to us and let us know okay.

826

01:37:21.570 --> 01:37:24.750

Joe Cermele: uh Chris maybe I don't know Doug is still on but maybe while he's here.

827

01:37:26.250 --> 01:37:28.830

Joe Cermele: Do we or would you be willing to give.

828

01:37:29.100 --> 01:37:29.970

Christopher Carthy: A great question.

829

01:37:31.110 --> 01:37:32.040

Joe Cermele: For them here.

830

01:37:32.250 --> 01:37:42.780

Joe Cermele: At least at least get your side yard shot and surveyed so that we can make sure that the you know the Jason grades are married and you know makes sense, with whatever's proposed here.

831

01:37:43.470 --> 01:37:45.330

Christopher Carthy: No that's a great question Joe Thank you.

832

01:37:46.890 --> 01:37:48.000

Christopher Carthy: for joining us now, when he said.

833

01:37:48.240 --> 01:37:50.670

Doug-Laptop: Yes, no problem great where you have permission.

834

01:37:50.940 --> 01:37:52.200

Doug-Laptop: Okay that's good.

835

01:37:54.060 --> 01:38:00.960

Christopher Carthy: pick up those queries and you know what maybe Adam you could reach out to the other neighbor and see if you do the same, on the other side.

836

01:38:01.320 --> 01:38:02.070

Adam Kaufman: For sure.

837

01:38:02.220 --> 01:38:05.250

Christopher Carthy: yeah this way, we could actually get both sides that would be useful.

838

01:38:05.820 --> 01:38:14.220

Doug-Laptop: That houses presently under contract, the owner is in California and the new owners are pending closing any day.

839

01:38:15.420 --> 01:38:16.440

Adam Kaufman: make it more difficult.

840

01:38:17.760 --> 01:38:18.810

Christopher Carthy: Unless it closes.

841

01:38:20.550 --> 01:38:25.170

Christopher Carthy: Alright, so board members is there anything else you want to tell this applicant right now.

842

01:38:27.000 --> 01:38:27.690

Eliot Senor: i'm just so you know.

843

01:38:29.280 --> 01:38:29.430

Eliot Senor: You.

844

01:38:30.030 --> 01:38:34.170

Valerie B Desimone: made a great point when I just interrupt and ask who does laptop is what's your name, sir.

845

01:38:35.130 --> 01:38:35.670

Winston.

846

01:38:36.870 --> 01:38:37.320

Valerie B Desimone: Thank you.

847

01:38:39.630 --> 01:38:41.460

Christopher Carthy: Oh laptop is your last name does.

848

01:38:41.760 --> 01:38:42.120

Now.

849

01:38:45.600 --> 01:38:46.590

Larry Ruisi: Know it's Dell.

850

01:38:47.100 --> 01:38:47.490

yeah.

851

01:38:50.910 --> 01:38:53.100

Christopher Carthy: Is there anything else that anybody wants to add.

852

01:38:54.540 --> 01:39:05.160

Joe Cermele: I was just gonna say cuz I don't know if the board would be interested, but it might might be a good idea, I think, is the ones who brought up a good point with the the setting of the module at home.

853

01:39:05.610 --> 01:39:06.120

Christopher Carthy: When we.

854

01:39:06.450 --> 01:39:14.130

Joe Cermele: do that with it, you know staging the the trailer with the sections of the home and a crane and you know I think we should see that and how that's going to lay out.

855

01:39:14.790 --> 01:39:22.320

Joe Cermele: is feasible and what it would take i'm sure they're going to be needing to occupy a good part of the road, if not the entire road, which would mean a detour.

856

01:39:22.650 --> 01:39:23.280

Christopher Carthy: So I.

857

01:39:24.030 --> 01:39:24.930

Joe Cermele: want to see that.

858

01:39:25.140 --> 01:39:25.620

Okay.

859

01:39:29.640 --> 01:39:41.700

Eliot Senor: And the wires crossed over the middle of the left side of the road in this point that Poles are all on our side, but the wire, because of the bend in the road or, on the other side of the road at this point, no.

860

01:39:42.480 --> 01:39:55.170

Eliot Senor: The let's just a modular has looked at this property and have that you have their own crane company their own cranes That said, it and they didn't have a problem, setting this, but we will get some information really.

861

01:39:55.560 --> 01:39:58.890

Christopher Carthy: Good information from them, I mean, I agree with you, they know what they're doing.

862

01:39:59.610 --> 01:40:03.000

Joe Cermele: Only you know if they've done a PIC plan already is that something they could share.

863

01:40:03.960 --> 01:40:10.500

Eliot Senor: i'm not sure i'm not sure if they did a written plan, but they do every job that they.

864

01:40:11.940 --> 01:40:21.120

Eliot Senor: That they go to the second stage for on in terms of design they visit and they do make sure that they can actually get in with their equipment, instead of house.

865

01:40:24.120 --> 01:40:27.300

Doug-Laptop: I think the concern was without encroaching the other property one's.

866

01:40:30.570 --> 01:40:32.730

Doug-Laptop: Very about load over the Jason properties.

867

01:40:33.690 --> 01:40:38.220

Doug-Laptop: Picking it's not a problem picking it not carrying the load over another property that's problem.

868

01:40:38.400 --> 01:40:44.880

Christopher Carthy: I mean Doug I can't imagine that they don't consider that I can't imagine they don't I mean but let's hear from that will hear from them.

869

01:40:48.780 --> 01:40:50.340

Christopher Carthy: Okay board members anything else.

870

01:40:53.550 --> 01:40:58.170

Christopher Carthy: Okay, so we'll send the applicant home and we'll look forward to seeing you again.

871

01:40:59.880 --> 01:41:00.600

Gregory Caccioppoli: All right, thank you.

872

01:41:02.280 --> 01:41:02.700

Christopher Carthy: goodnight.

873

01:41:09.270 --> 01:41:16.080

Christopher Carthy: OK, the next application before us as a simple application 16 quaker meeting house road this.

874

01:41:17.520 --> 01:41:19.470

Valerie B Desimone: Question for don't you need to adjourn the phone.

875

01:41:20.070 --> 01:41:25.620

Christopher Carthy: Thank you well i'll make a motion to adjourn the public hearing for 22 months of new.

876

01:41:27.960 --> 01:41:28.530

Steven Sauro: i'll second.

877

01:41:28.980 --> 01:41:30.210

Christopher Carthy: They can see little favor.

878

01:41:30.540 --> 01:41:30.870

I.

879

01:41:31.980 --> 01:41:38.580

Christopher Carthy: OK thanks OK so moving on the next application before us and 16 quaker meeting house road.

880

01:41:39.990 --> 01:41:42.000

Christopher Carthy: And this discussion with the sidewalk.

881

01:41:42.330 --> 01:41:45.720

Adam Kaufman: yeah yeah I don't actually see in the napkins not.

882

01:41:45.780 --> 01:41:51.030

Christopher Carthy: In the way that i'm essentially this application as I recall, came before us because of the clearing and grading limit line.

883

01:41:51.300 --> 01:42:02.310

Christopher Carthy: Correct so board members, what happened here, just so you know, on the plan, there was a grading grading and clearing limit line that needed to be that was infringing upon the development of the pool.

884

01:42:02.880 --> 01:42:07.200

Christopher Carthy: Quite frankly, the property has been developed already passed the greeting clearing live in line but.

885

01:42:08.460 --> 01:42:12.240

Christopher Carthy: The bottom line is the planning board has to opine on whether or not.

886

01:42:14.340 --> 01:42:29.880

Christopher Carthy: we're Okay, with the relocation of the clearing greeting limit line so they can build the pool if that clearing greeting limit line weren't there this application with regards to the rp RC and probably made its way through the PRC without a visit to the plan so.

887

01:42:31.860 --> 01:42:34.830

Christopher Carthy: I think we all went out there Larry and I are out there together.

888

01:42:36.210 --> 01:42:46.980

Christopher Carthy: Just for the record is, I think this is pretty simple application I don't have any problem with the change in the query reading Linda line and welcome your input on that.

889

01:42:49.200 --> 01:43:00.510

Larry Ruisi: that's already cleared and graded past the loan limit line so it's somewhat academic and then and where the pool is going to go it's just fine it's no issue here right it's a technicality, I think.

890

01:43:03.300 --> 01:43:10.950

Christopher Carthy: Though I don't want to use the fact that it's been cleared and graded as a premise to approve the change and clearing greeting limit line.

891

01:43:12.030 --> 01:43:17.670

Larry Ruisi: Well, what I meant by that was when you look at how it was clearing graded it's certainly not an issue I.

892

01:43:18.510 --> 01:43:19.950

Christopher Carthy: mean the impact is a material.

893

01:43:20.010 --> 01:43:20.640

Exactly.

894

01:43:24.420 --> 01:43:25.830

anyone else consensus.

895

01:43:27.600 --> 01:43:29.310

Steven Sauro: I was out there just prior to you guys.

896

01:43:31.470 --> 01:43:47.730

Steven Sauro: yeah and the the gentleman who was like I think the contractor, I was just expressing my concerns about I had no objection to the location of the pool as well, he actually offered to move it up a little closer to the existing playground playground, if we had chosen to.

897

01:43:48.870 --> 01:43:54.390

Steven Sauro: ask him to do that, but i'm not sure that's even a good idea, but I was just concerned about the screening.

898

01:43:55.650 --> 01:44:05.550

Steven Sauro: With and he he accommodated the with my wishes by putting some and i'm not sure I would like to hear other people on the board just see if you think that's enough screening between the pool and the neighbor.

899

01:44:05.850 --> 01:44:07.440

Steven Sauro: Other than that, I really no issues here.

900

01:44:12.000 --> 01:44:16.380

Christopher Carthy: So basically Steve it looks like they're proposing seven dark American are above it.

901

01:44:16.770 --> 01:44:18.300

Christopher Carthy: Which isn't a great screen.

902

01:44:18.750 --> 01:44:19.770

Christopher Carthy: For whatever it's worth.

903

01:44:21.090 --> 01:44:31.440

Christopher Carthy: it's not a great screen if somebody wanted to just talking about the different screening method, I mean certainly planting seven are providing is not.

904

01:44:33.750 --> 01:44:34.830

Christopher Carthy: it's just it's.

905

01:44:36.570 --> 01:44:45.480

Steven Sauro: yeah i'm not i'm not suggesting that i'm going to come up with something better, but I do, but you know for for both the applicant, as well as the neighbor they should just be set up a touch that's all.

906

01:44:46.470 --> 01:44:48.060

Valerie B Desimone: He said he's in the waiting room.

907

01:44:50.520 --> 01:44:51.630

Adam Kaufman: What name is he under.

908

01:44:52.650 --> 01:44:54.630

Valerie B Desimone: I will ask him.

909

01:45:30.750 --> 01:45:31.920

Valerie B Desimone: waiting for a response.

910

01:45:54.960 --> 01:45:55.380

Keith Werner: Hello.

911

01:45:57.900 --> 01:46:00.990

Keith Werner: hey sorry about that, I guess, I was logged in under my other account.

912

01:46:02.160 --> 01:46:03.900

Keith Werner: For the company so sorry about that.

913

01:46:06.150 --> 01:46:16.500

Adam Kaufman: So the player was just talking about how they felt the location of the pool was fine the some Members were expressing whether or not there could be a better screening plan.

914

01:46:17.760 --> 01:46:20.490

Adam Kaufman: Around the pool or between the pool and the property line.

915

01:46:24.600 --> 01:46:27.420

Christopher Carthy: What is your role on the on the on the project.

916

01:46:29.610 --> 01:46:30.150

Keith Werner: cheers.

917

01:46:34.080 --> 01:46:35.880

Christopher Carthy: Do the land surveyor and engineer.

918

01:46:37.080 --> 01:46:38.910

Keith Werner: that's yeah we do lead surveying and.

919

01:46:40.380 --> 01:46:41.490

Keith Werner: i'm only an engineer.

920

01:46:43.410 --> 01:46:45.000

Keith Werner: We do lead surveying as well.

921

01:46:45.390 --> 01:46:46.620

Christopher Carthy: I don't like the only.

922

01:46:49.980 --> 01:46:54.750

Christopher Carthy: top of that, but who, who came up with the planting plan, let me ask you that.

923

01:46:57.510 --> 01:46:57.990

Christopher Carthy: Okay.

924

01:46:59.670 --> 01:47:01.680

Keith Werner: very limited landscape skill.

925

01:47:01.980 --> 01:47:02.700

i'm.

926

01:47:04.080 --> 01:47:07.950

Keith Werner: Hearing architectural landscape architecture feedback.

927

01:47:14.460 --> 01:47:24.150

Christopher Carthy: You know I think what this speaks to is whether or not they should have a landscape architect on this plan for at least like he was suggesting.

928

01:47:25.470 --> 01:47:26.490

Christopher Carthy: A more thorough.

929

01:47:30.900 --> 01:47:33.570

Christopher Carthy: well thought out screening plan.

930

01:47:34.740 --> 01:47:37.920

Keith Werner: Well, so what I had on there was just you know, the role of our bodies.

931

01:47:37.950 --> 01:47:40.380

Keith Werner: Which is my big pushing.

932

01:47:40.680 --> 01:47:41.190

Keith Werner: It grow it.

933

01:47:41.910 --> 01:47:55.560

Keith Werner: breathing and then you know if you wanted smaller on it in between filler shorter scrubs and things like that I could definitely specify something like that on you know further in towards property.

934

01:47:56.820 --> 01:48:05.580

Keith Werner: For grading but also with the intent that we would provide secure offensive somewhere in there as well.

935

01:48:10.650 --> 01:48:21.150

Christopher Carthy: I guess what what i'd like to input from the board on this is whether or not you should just have a more comprehensive screening plan well thought out screening plan.

936

01:48:21.630 --> 01:48:40.950

Christopher Carthy: As opposed to i'm not suggesting what you should do one of two or three bush's but I will say to you, seven or above it it's not the quantity it's just the concept of this Green pencil green a green plant and that's it is is or is not a good screening plan.

937

01:48:42.540 --> 01:48:58.440

Keith Werner: No, I think, seek advice from the landscape architects that we work with on this and I don't think that should be an issue going forward, I know that you're trying to work towards that I think we're still required to have a public hearing from this correct.

938

01:48:58.830 --> 01:48:59.940

Keith Werner: Yes or no.

939

01:49:00.330 --> 01:49:08.190

Christopher Carthy: Yes, I mean actually that Keith that would be very useful one maybe that's a good way to meet us halfway, which is instead of.

940

01:49:08.550 --> 01:49:14.400

Christopher Carthy: Going NUTS why don't you seek out the Council of your landscape architect and see if we can present a plan next time.

941

01:49:14.820 --> 01:49:26.610

Christopher Carthy: As opposed to delaying your plan if if we see a plan that we think is really well vetted then it's less that we have to do when it's you know it facilitates the whole process, so perhaps you could.

942

01:49:27.660 --> 01:49:33.630

Christopher Carthy: You know, seek that advice and show us a plan that's more well thought out in terms of the landscape.

943

01:49:34.380 --> 01:49:40.710

Adam Kaufman: Market yeah and I think we'll it's a neighbor notification eating, so you know we can schedule that.

944

01:49:41.220 --> 01:49:46.770

Adam Kaufman: We have understanding we're going to see more developed and robust landscaping plant.

945

01:49:47.910 --> 01:49:55.260

Keith Werner: Right my intent would be to present you know that screening plan, the more developed screening plan at that public meeting or either.

946

01:49:55.950 --> 01:49:56.790

Adam Kaufman: I think that works.

947

01:49:57.240 --> 01:50:00.990

Keith Werner: Is I still I still have to address joe's comments as well.

948

01:50:02.130 --> 01:50:02.430

Keith Werner: As.

949

01:50:03.720 --> 01:50:04.620

Keith Werner: My next submission.

950

01:50:06.180 --> 01:50:07.410

Keith Werner: deadline for the next.

951

01:50:09.300 --> 01:50:09.900

Adam Kaufman: Wednesday

952

01:50:10.290 --> 01:50:13.200

Valerie B Desimone: next meeting submission deadline is Wednesday by 430.

953

01:50:14.790 --> 01:50:15.210

Or do.

954

01:50:18.810 --> 01:50:21.270

Valerie B Desimone: You think you can turn it around by then, or you need another meeting.

955

01:50:21.930 --> 01:50:35.040

Keith Werner: No, I was already working on joe's comments, so I have two questions for him, but I don't think unless wanted me to get into specific details for the engineering side of the URL so I can schedule a call with.

956

01:50:36.270 --> 01:50:36.600

Joe.

957

01:50:38.100 --> 01:50:41.160

Christopher Carthy: i'm okay with you scheduling that call okay.

958

01:50:42.450 --> 01:50:43.230

that's fine with me.

959

01:50:45.930 --> 01:50:47.070

Christopher Carthy: Okay, I.

960

01:50:48.060 --> 01:50:53.490

Valerie B Desimone: need your submission to planning in North Castle ny.com and get it in by 430 on Wednesday.

961

01:50:55.530 --> 01:50:58.620

Christopher Carthy: Any other comments for this applicant.

962

01:50:59.070 --> 01:51:09.720

Steven Sauro: Representative Chris just a quick one I i'm looking at one of the plans on online and I don't just if you could just specify the type of fencing.

963

01:51:10.080 --> 01:51:19.560

Steven Sauro: That he's got going around the pool, I believe the contractor out there and said he's gonna put a six foot chain link fence be in the back in the wooded area which I really had no objection to.

964

01:51:19.590 --> 01:51:29.760

Steven Sauro: My but, but I think he did specify obviously by code, I believe, at least four feet along this Western property line, maybe you could just make a point or just.

965

01:51:30.510 --> 01:51:41.880

Steven Sauro: document that on the plan as to where it is the entrance is the gate for to access want equipment and so on yeah that's definitely one of the comments I saw them okay well.

966

01:51:41.970 --> 01:51:43.830

Keith Werner: that's gonna dress for the next meeting.

967

01:51:44.430 --> 01:51:47.460

Steven Sauro: Okay, thank you, I didn't see that I apologize yeah.

968

01:51:47.550 --> 01:51:47.790

No.

969

01:51:50.100 --> 01:51:52.110

Christopher Carthy: Thank you good job.

970

01:51:53.160 --> 01:51:55.950

Christopher Carthy: All right, so board members anything else.

971

01:51:58.230 --> 01:52:02.940

Christopher Carthy: Okay, so Keith, thank you for being with us tonight and we'll look forward to seeing the revised plan, the next meeting.

972

01:52:03.690 --> 01:52:06.720

Keith Werner: Yes, absolutely Thank you guys, for your time is it.

973

01:52:10.950 --> 01:52:11.220

Like.

974

01:52:12.810 --> 01:52:21.330

Christopher Carthy: So 21 nevermind avenue is not on the agenda for this evening so that brings us back to.

975

01:52:22.680 --> 01:52:24.990

Christopher Carthy: 868 North Broadway.

976

01:52:29.910 --> 01:52:31.020

Christopher Carthy: You haven't been here in a while.

977

01:52:39.030 --> 01:52:42.510

Christopher Carthy: Well, Dan Hollis it's good to see you it's been a long time.

978

01:52:42.840 --> 01:52:51.330

P Daniel Hollis: It has been a long time I am thankful to the veterans administration for getting my vaccine to me early on and it's good to be seen.

979

01:52:52.560 --> 01:52:57.600

Christopher Carthy: So, are you still you're still practicing and working full time or you mostly.

980

01:52:58.620 --> 01:53:02.190

P Daniel Hollis: On practicing and working full time i'll, be it as most of us are.

981

01:53:03.030 --> 01:53:04.950

P Daniel Hollis: remotely remotely.

982

01:53:05.100 --> 01:53:06.870

Christopher Carthy: Okay, I just haven't seen in a long time.

983

01:53:07.140 --> 01:53:10.260

P Daniel Hollis: Know i've been tied up in a few other jurisdictions.

984

01:53:10.320 --> 01:53:12.060

Christopher Carthy: Well hell with them in the future okay.

985

01:53:13.050 --> 01:53:13.980

P Daniel Hollis: My apologies.

986

01:53:15.930 --> 01:53:18.660

Adam Kaufman: raise it just you to this meeting tonight.

987

01:53:19.050 --> 01:53:20.640

P Daniel Hollis: Yes, it's Mr kerrigan.

988

01:53:20.670 --> 01:53:23.040

P Daniel Hollis: From site design and myself great.

989

01:53:25.620 --> 01:53:36.630

P Daniel Hollis: weekend, good evening all as the chairman has mentioned my name is P, Daniel hollis from hollis laidlaw and Simon in mount kisco where the attorneys for 868 North Broadway LLC.

990

01:53:37.140 --> 01:53:51.150

P Daniel Hollis: COM carry guns with me project engineer from site design, this is sadly a project that was approved in May of 2019 with a substantially completion date of June of.

991

01:53:51.930 --> 01:54:01.320

P Daniel Hollis: 2020 which was right smack DAB in the middle of the pandemic and, unfortunately, the project engineer, who was on the project at the time.

992

01:54:02.880 --> 01:54:08.010

P Daniel Hollis: did not have the project substantially completed and the plans and excuse me, the.

993

01:54:08.760 --> 01:54:19.350

P Daniel Hollis: mechanical electrical and sprinkler plans and not even been submitted to the building department so because the approval lapsed, we had to come back and start over again with the planning board.

994

01:54:20.010 --> 01:54:30.150

P Daniel Hollis: For to reinstate the approval it's it's substantially the same The only difference from now in two years ago, is that we do have a do T permit.

995

01:54:30.720 --> 01:54:40.410

P Daniel Hollis: which we didn't have, then, for the work along the right away and that work permit is allowed to begin because it's a do T permit and not a town permit.

996

01:54:40.890 --> 01:54:53.460

P Daniel Hollis: And so we're going to do that and that takes care of the zoning board requirement that work be commenced for their variance which we obtained, we have a IRB approval nothing's changed with that aspect of the building.

997

01:54:54.390 --> 01:55:13.560

P Daniel Hollis: And Mr kerrigan is would be glad to put the plan up and talk to you about any aspect of it that you want, but really our only purpose tonight is to have you launched the secret process and hopefully we can schedule a public hearing, not so long after the secret 30 day notice of intent.

998

01:55:14.790 --> 01:55:15.900

P Daniel Hollis: Timing is complete.

999

01:55:18.930 --> 01:55:22.740

P Daniel Hollis: And that we i've read Adams memo and joe's memo and you know that.

1000

01:55:24.120 --> 01:55:27.180

P Daniel Hollis: there's nothing of any significance there that we can take care of.

1001

01:55:29.490 --> 01:55:31.860

Christopher Carthy: One numbers, you want to see this for two minutes.

1002

01:55:33.660 --> 01:55:35.640

Christopher Carthy: Does anyone new to this application.

1003

01:55:36.090 --> 01:55:37.560

P Daniel Hollis: I think Mr Ruiz he's new to.

1004

01:55:37.560 --> 01:55:39.750

Christopher Carthy: It I think its new very new to it yeah.

1005

01:55:40.140 --> 01:55:40.350

yeah.

1006

01:55:41.940 --> 01:55:42.210

Larry Ruisi: yeah.

1007

01:55:42.240 --> 01:55:43.950

Christopher Carthy: He just three minutes would be good yeah.

1008

01:55:44.550 --> 01:55:45.000

P Daniel Hollis: i'm sorry.

1009

01:55:45.630 --> 01:55:47.460

Christopher Carthy: yeah let's go through it for a couple of minutes yeah.

1010

01:55:47.490 --> 01:55:48.810

P Daniel Hollis: Okay, Tom you want to do that.

1011

01:55:49.440 --> 01:55:58.050

Thomas Kerrigan: yeah actually Adam or or Joe do you have the ability to display the plans I wasn't able to actually get them to load, for some reason, on my computer.

1012

01:55:59.670 --> 01:56:00.330

Thomas Kerrigan: yeah.

1013

01:56:00.450 --> 01:56:03.480

Thomas Kerrigan: Okay Okay, if you can bring it up, I can I can kind of.

1014

01:56:03.540 --> 01:56:04.140

Thomas Kerrigan: go through them.

1015

01:56:06.390 --> 01:56:07.020

Let me just.

1016

01:56:27.480 --> 01:56:29.610

Thomas Kerrigan: yep I can see it okay so.

1017

01:56:30.780 --> 01:56:42.270

Thomas Kerrigan: So this is a commercial property with an existing building, you can see, the existing building in the pictures on the left side of the of the sheet here.

1018

01:56:44.460 --> 01:56:56.400

Thomas Kerrigan: It we are going to create a we're going to the existing buildings going to remain it's going to have a facelift and we're going to create a new circulating drive and parking spaces around the building.

1019

01:56:57.450 --> 01:57:00.510

Thomas Kerrigan: So if you if you go down one more plan.

1020

01:57:02.430 --> 01:57:12.270

Thomas Kerrigan: So you can see the you know the building is existing and the the new parts are the the driveway and parking and in order to accomplish this, we need to put in a retaining wall.

1021

01:57:12.630 --> 01:57:19.590

Thomas Kerrigan: Around the back of the building, now that was all part of the original original approved plan, the differences to the plan.

1022

01:57:20.760 --> 01:57:21.360

Thomas Kerrigan: Are.

1023

01:57:22.770 --> 01:57:37.950

Thomas Kerrigan: at the entrance and exit we we soften the radius between the existing curb line and the proposed curb line for the driveway that that was a deity request that's the only change to the plan there.

1024

01:57:39.570 --> 01:57:44.370

Thomas Kerrigan: And if you go down to more sheets there's one other change that the Deity requested.

1025

01:57:48.960 --> 01:57:51.870

Thomas Kerrigan: Okay, so on the previous approval.

1026

01:57:52.980 --> 01:57:58.800

Thomas Kerrigan: On the north side, which is the left side of this plan, there was a large subsurface detention system.

1027

01:57:59.790 --> 01:58:10.560

Thomas Kerrigan: The deity requested that we divide that into two one on the North side left side and one on the South side the right side, so, as you can see, there are two subsurface Chamber systems in the driveway.

1028

01:58:11.760 --> 01:58:15.090

Thomas Kerrigan: We have prepared a full set of engineered plans.

1029

01:58:16.200 --> 01:58:23.130

Thomas Kerrigan: For both the stormwater and these attention systems, as well as the retaining walls that are part of this this whole submission package.

1030

01:58:24.330 --> 01:58:30.600

Thomas Kerrigan: Those are really the only changes we made to the plans, since the last time you saw it, since the approval.

1031

01:58:31.710 --> 01:58:34.440

Thomas Kerrigan: And that's that's pretty much where we are.

1032

01:58:35.670 --> 01:58:55.440

P Daniel Hollis: I think it might be important for Mr weasley to know that the zoning board imposed a condition on this building that it be for a single retail a tenant it so it can't be broken up into a number of tenants, thereby limiting the amount of traffic in and out at different times now.

1033

01:58:56.250 --> 01:59:07.080

Larry Ruisi: For some reason, this does look familiar to me I wasn't on the board in May of 2019 but shortly after that perhaps you came before the board.

1034

01:59:07.770 --> 01:59:19.680

Larry Ruisi: Maybe there was a if I recall the baby, there was a public hearing or people were concerned about the tenant that was going to go in there, so so this I don't think this is brand new to me, I think I think i've.

1035

01:59:21.030 --> 01:59:24.810

Larry Ruisi: i've seen this, although I might have not been there at its genesis.

1036

01:59:25.140 --> 01:59:28.050

P Daniel Hollis: There was a talk at one time have a motorcycle.

1037

01:59:28.110 --> 01:59:28.950

P Daniel Hollis: that's rails.

1038

01:59:29.100 --> 01:59:30.150

Larry Ruisi: that's what I remember that's.

1039

01:59:30.210 --> 01:59:35.940

P Daniel Hollis: Maybe what you're referring to Sir yeah okay there we don't have a tenant at the moment.

1040

01:59:37.020 --> 01:59:37.770

Larry Ruisi: No, did you then.

1041

01:59:38.820 --> 01:59:42.510

P Daniel Hollis: We have we we didn't we don't we hope to.

1042

01:59:42.630 --> 01:59:43.470

Adam Kaufman: Whenever the.

1043

01:59:44.700 --> 01:59:49.920

Adam Kaufman: Planning board can do to facilitate the redevelopment of this site would be would be good.

1044

01:59:53.280 --> 02:00:03.630

Christopher Carthy: Right it's every call Roland speaking about this application or or was it Dan the developer of this, the owner of this lot holmes's property for a long time.

1045

02:00:04.080 --> 02:00:15.630

Christopher Carthy: they've they've held this for many, many years, as I recall, you saying Dan and they continue to hold it and then they're not

inclined to flip their properties they develop them and hold them, is what I recall you saying.

1046

02:00:16.260 --> 02:00:24.120

P Daniel Hollis: that's correct, but this property was originally going to be the headquarters for Lord a real estate real estate management, which is the.

1047

02:00:24.990 --> 02:00:33.570

P Daniel Hollis: overarching management real estate company for the Santa marrow family they own property on Main Street in North Castle, they also own a office building over at.

1048

02:00:33.990 --> 02:00:43.590

P Daniel Hollis: Two new King street and that's where they move their world headquarters to is the new King street location, so when that new King street location took over the.

1049

02:00:43.980 --> 02:00:48.960

P Daniel Hollis: organizational headquarters, the use that we had contemplated for this property.

1050

02:00:49.800 --> 02:00:57.570

P Daniel Hollis: It was problematic because they're not too many things you can really do there, so it takes a special tenant and I think, by creating.

1051

02:00:58.470 --> 02:01:10.140

P Daniel Hollis: agreeing to the restriction of the one tenant it will make it a little easier, I hope to be able to rent the property, although the times have changed, of course, since the last time I was in front of you, for all of us.

1052

02:01:12.540 --> 02:01:15.570

Christopher Carthy: So Adam what's The next step for us just to schedule a.

1053

02:01:16.590 --> 02:01:16.860

Adam Kaufman: well.

1054

02:01:16.920 --> 02:01:18.540

Christopher Carthy: Oh no, we have to get secret rolling.

1055

02:01:18.600 --> 02:01:19.620

Adam Kaufman: yeah now.

1056

02:01:21.210 --> 02:01:30.150

Adam Kaufman: We could do an uncoordinated review it's not a it's an unlisted action, so I don't know if we need to wait 30 days per se i'm not.

1057

02:01:30.660 --> 02:01:31.680

P Daniel Hollis: i'm fine with that.

1058

02:01:31.770 --> 02:01:33.480

P Daniel Hollis: yeah Certainly this is that.

1059

02:01:34.350 --> 02:01:45.120

Adam Kaufman: So we can just proceed with the hearing, if the board wants, you know nothing is substantially changed no objection to that and then we'll just adopt a neck deck you know, on our own.

1060

02:01:46.680 --> 02:01:48.750

Christopher Carthy: Okay rolling do you have any problem with that.

1061

02:01:49.860 --> 02:01:51.300

Roland Baroni: No, not in this instance.

1062

02:01:51.660 --> 02:01:59.220

Christopher Carthy: Right so board members, what we can do now just send them home and they can schedule their public hearing for the next meeting.

1063

02:02:00.570 --> 02:02:01.770

P Daniel Hollis: Like give us enough time.

1064

02:02:04.260 --> 02:02:06.480

Adam Kaufman: Well, whenever know when I.

1065

02:02:06.960 --> 02:02:08.070

Christopher Carthy: don't mean literally next.

1066

02:02:08.070 --> 02:02:09.330

P Daniel Hollis: yeah yeah.

1067

02:02:10.680 --> 02:02:13.110

Christopher Carthy: I mean the next meeting that you can attend right.

1068

02:02:13.620 --> 02:02:15.720

P Daniel Hollis: I can attend that meeting, and as soon as the.

1069

02:02:16.920 --> 02:02:19.980

P Daniel Hollis: time for the proper service and publication is up i'll make.

1070

02:02:19.980 --> 02:02:20.970

P Daniel Hollis: myself available.

1071

02:02:21.180 --> 02:02:21.630

Christopher Carthy: Okay.

1072

02:02:21.870 --> 02:02:23.610

P Daniel Hollis: You tell me Adam or.

1073

02:02:23.940 --> 02:02:26.280

Adam Kaufman: roster coordinate with with now.

1074

02:02:26.550 --> 02:02:28.320

P Daniel Hollis: But probably not know me.

1075

02:02:28.890 --> 02:02:33.030

Valerie B Desimone: Well, the The next meeting is the 12th dismissing deadline was today.

1076

02:02:36.180 --> 02:02:37.500

Valerie B Desimone: Are you resubmitting in.

1077

02:02:38.640 --> 02:02:39.720

Valerie B Desimone: Addressing anything.

1078

02:02:41.460 --> 02:02:44.100

P Daniel Hollis: I think we I don't think we need to answer anything.

1079

02:02:44.460 --> 02:02:48.540

Adam Kaufman: This would just be the same conditions from the last resolution essentially.

1080

02:02:51.450 --> 02:02:52.140

Valerie B Desimone: and

1081

02:02:53.910 --> 02:03:02.070

Valerie B Desimone: I guess, we could prepare a notice of we could put it on for the next meeting, if you wanted to because there's a three week gap between meetings.

1082

02:03:03.780 --> 02:03:04.110

P Daniel Hollis: and

1083

02:03:05.400 --> 02:03:07.620

P Daniel Hollis: How, how are we handling the mailing now.

1084

02:03:09.270 --> 02:03:16.890

Valerie B Desimone: The list is prepared by the assessor's office that takes about a week to do it to get envelopes from our office to do and the.

1085

02:03:19.620 --> 02:03:27.990

Valerie B Desimone: You know the directions and stuff like that we could send out okay my only issue is i'm out for the rest of the week and then Adams off next week, so we just have.

1086

02:03:27.990 --> 02:03:29.700

P Daniel Hollis: let's let's push it off, then.

1087

02:03:30.780 --> 02:03:39.150

Christopher Carthy: Maybe you know the 26th and the 26 probably isn't gonna make it much of a difference to you if you did a meeting on the 26 that you can do it, you can do it.

1088

02:03:40.470 --> 02:03:41.100

P Daniel Hollis: No problem.

1089

02:03:41.490 --> 02:03:42.930

Christopher Carthy: Is April 26 now.

1090

02:03:43.380 --> 02:03:45.210

Valerie B Desimone: Yes, that is appreciated.

1091

02:03:45.900 --> 02:03:48.270

Christopher Carthy: So then everything very leisurely.

1092

02:03:49.080 --> 02:03:51.030

P Daniel Hollis: Alright well we'll do a thoroughly we.

1093

02:03:52.140 --> 02:03:52.920

P Daniel Hollis: will do a thoroughly.

1094

02:03:53.550 --> 02:03:53.820

Christopher Carthy: Good.

1095

02:03:54.120 --> 02:03:56.310

P Daniel Hollis: It was good to see you all and take care of yourselves.

1096

02:03:56.370 --> 02:03:56.700

Christopher Carthy: Thank you.

1097

02:03:56.730 --> 02:03:57.210

P Daniel Hollis: guys.

1098

02:03:57.720 --> 02:03:59.400

Thomas Kerrigan: Thank you, good evening, thank you.

1099

02:03:59.610 --> 02:04:00.120

Good evening.

1100

02:04:01.650 --> 02:04:12.810

Christopher Carthy: Okay, so the next application before us it's 15 03 old orchard street, this was the property that was before a couple years ago that.

1101

02:04:13.350 --> 02:04:28.140

Christopher Carthy: justin that's in brought before us with the old Levi Strauss property on the reservoir and they're looking to develop a cabin down by the reservoir and possibly read about the House.

1102

02:04:43.530 --> 02:04:44.790

Adam Kaufman: I think you're all in here.

1103

02:04:45.810 --> 02:04:48.720

Valerie B Desimone: Did you invite the Info it froze here.

1104

02:04:48.960 --> 02:04:49.890
Crozier Gedney Architects: Yes, i'm here.

1105
02:04:50.880 --> 02:04:51.660
Valerie B Desimone: Making sure thanks.

1106
02:04:54.450 --> 02:04:56.040
Adam Kaufman: Great who wants to start off.

1107
02:04:56.940 --> 02:05:00.240
Crozier Gedney Architects: Well, good evening, Mr Chairman, members of the board.

1108
02:05:00.480 --> 02:05:01.140
Christopher Carthy: My name is.

1109
02:05:01.860 --> 02:05:10.920
Crozier Gedney Architects: REX kidney crozier getting the architects representing new property owners yea dein and Ursula rose off.

1110
02:05:12.540 --> 02:05:29.040
Crozier Gedney Architects: orchard street also with me tonight is Dan hall our project engineer and Jerry Barrett, who is also our project landscape architect i'm not sure if you see them Adam if they're able to join as well.

1111
02:05:29.490 --> 02:05:30.900
Adam Kaufman: During yep they're here.

1112
02:05:32.640 --> 02:05:32.820
Crozier Gedney Architects: So.

1113
02:05:32.850 --> 02:05:40.050
Christopher Carthy: i'd like to welcome the roads off soon the town of North Castle we're happy to have the very excited that you decided to take on this project.

1114
02:05:41.070 --> 02:05:53.820
Yadin Rozov: Yes, we're very excited to be here and I don't know I don't know, maybe I should give some background, but we're we've been a long term westchester county residents, we live in bry we have four kids and we're very excited to.

1115

02:05:54.930 --> 02:06:01.800

Yadin Rozov: The North Castle and build and build a home essentially restore it to its former glory, and what it was designed to be.

1116

02:06:03.750 --> 02:06:11.670

Yadin Rozov: we're very environmentally conscious and we just walk you through the property, the way we saw when we shopped it was a heartbreaking so.

1117

02:06:13.920 --> 02:06:16.350

Yadin Rozov: that's our goal is just essentially we store what was already there.

1118

02:06:17.220 --> 02:06:19.950

Christopher Carthy: So let's give it back to your professional.

1119

02:06:21.120 --> 02:06:24.900

Crozier Gedney Architects: Thank you um if you could I can share my screen.

1120

02:06:27.630 --> 02:06:28.020

Adam Kaufman: sure.

1121

02:06:29.910 --> 02:06:33.870

Crozier Gedney Architects: So I what i'm showing you is the existing property survey.

1122

02:06:35.250 --> 02:06:46.830

Crozier Gedney Architects: And the property has fallen quite a bit of disrepair and the main entrance is located here off of old orchard, this is the caretaker cottage.

1123

02:06:47.340 --> 02:07:08.820

Crozier Gedney Architects: The stables, and the remains of the stables, this is the old drive to the domain House which is located here there's an accessory garage structure here, and then the subject of our application tonight is is the log cabin which is located here in the foundation that is shown.

1124

02:07:09.840 --> 02:07:26.190

Crozier Gedney Architects: We have submitted an application for special use permit the application is essentially the reapproved and expired special use permit, as well as a weapon permit it was granted by this board, as mentioned in my cover letter.

1125

02:07:27.510 --> 02:07:42.840

Crozier Gedney Architects: The property is wasn't a great state of disrepair we did work with the building department and with Adam and were able to obtain permits to go in and clean up the property, the debris the vandalism.

1126

02:07:43.770 --> 02:07:52.200

Crozier Gedney Architects: and make the building state, including, as I mentioned the caretaker stables, the main house the remains of the cabin.

1127

02:07:53.340 --> 02:08:05.250

Crozier Gedney Architects: Actually, was partially constructed and then collapsed and then deteriorated over the last several years, so we have actually removed all the debris from the cabin area.

1128

02:08:05.970 --> 02:08:21.750

Crozier Gedney Architects: The foundation still remains in as quite as intact and that's really the subject matter is that we would like to reinstall the previously approved cabin we ordered exactly the same cabin to fit on that foundation and.

1129

02:08:22.860 --> 02:08:27.330

Crozier Gedney Architects: there's been no other changes made to the property to the site at this point.

1130

02:08:28.350 --> 02:08:45.510

Crozier Gedney Architects: Also prepared a master plan which we're happy to walk you through as the Boards the sees fit, but we're happy to answer any questions and again Dan is here which he was part of the previous applications.

1131

02:08:48.000 --> 02:08:54.900

Christopher Carthy: So, once you give us a quick version of your master plan, please just you know, give us a quick idea of what you're thinking of doing for the property.

1132

02:08:55.380 --> 02:08:55.830

Certainly.

1133

02:08:58.350 --> 02:09:07.680

Crozier Gedney Architects: These drawings were prepared by Jerry barrett's Office, this is really a description of the property as it stands today.

1134

02:09:10.440 --> 02:09:12.420

Crozier Gedney Architects: We took a lot of site photos.

1135

02:09:13.860 --> 02:09:15.120

Crozier Gedney Architects: Online this moving.

1136

02:09:17.370 --> 02:09:20.610

Crozier Gedney Architects: These were pictures that were taken around site.

1137

02:09:21.690 --> 02:09:24.780

Crozier Gedney Architects: That the condition that we we found.

1138

02:09:26.760 --> 02:09:29.670

Crozier Gedney Architects: And then, this is a concept of the.

1139

02:09:30.750 --> 02:09:40.590

Crozier Gedney Architects: Of the property itself again, the objective is to renovate and restore the caretakers cottage stables that are here.

1140

02:09:42.120 --> 02:09:48.780

Crozier Gedney Architects: The main roadway to the existing main residents enhanced with a parking court.

1141

02:09:50.400 --> 02:09:54.120

Crozier Gedney Architects: We would like to do some alterations to the main house which.

1142

02:09:56.190 --> 02:10:13.890

Crozier Gedney Architects: Prior owners, the hearst's had done some work through it in which we would like to remove a portion of this West wing and balance it with the right wing construct usable attached garages to this to the main residents as well.

1143

02:10:15.420 --> 02:10:21.600

Crozier Gedney Architects: we're considering showing a possible pool site here and.

1144

02:10:22.800 --> 02:10:28.800

Crozier Gedney Architects: Continuing and providing access to the log cabin, which is also shown here as well.

1145

02:10:30.120 --> 02:10:41.220

Crozier Gedney Architects: As the rolls off mentioned they're they're quite interested in into energy conservation what you're seeing here is a series of geothermal wells.

1146

02:10:42.060 --> 02:10:57.900

Crozier Gedney Architects: The goal is to actually have the property run from geothermal system, as well as solar panels, that will be able to discreetly locate on a building and on the property screened in several locations to handle all of the buildings that are here.

1147

02:10:59.280 --> 02:11:01.920

Crozier Gedney Architects: And that's really our overall concept plan.

1148

02:11:03.570 --> 02:11:06.330

Crozier Gedney Architects: But it's really going to be in a state restoration.

1149

02:11:12.240 --> 02:11:16.620

Christopher Carthy: For now, you before us tonight, just to discuss the cabin which was previously approved.

1150

02:11:17.550 --> 02:11:18.540

Crozier Gedney Architects: That is correct, sir.

1151

02:11:21.090 --> 02:11:31.140

Christopher Carthy: Dan are they getting what this is there, water there in that I remember looking at that thing, and I remember being flooded, to the tune of two or three feet of water or something like that.

1152

02:11:32.280 --> 02:11:43.590

Dan: yeah Mr edson over excavated the Foundation, as you said, and he had plans of using it for like a basement in there, unfortunately, when I did the rocket they actually created some fishers.

1153

02:11:44.100 --> 02:11:52.980

Dan: So water back into the property we developed a plan that's going to go along with the work on the cabin to seal that rock.

1154

02:11:53.550 --> 02:12:00.270

Dan: and basically we're gonna you know we're going to seal it off fill it up and prevent water from getting in there any any further.

1155

02:12:01.080 --> 02:12:10.650

Dan: will probably put a something there, just in case cracks occur in the future, but the concept would be as to displace that volume by not letting it get there in the first place.

1156

02:12:11.310 --> 02:12:14.700

Dan: Why, it will be using like a shot creek or something like that.

1157

02:12:15.360 --> 02:12:15.840

well.

1158

02:12:17.520 --> 02:12:33.870

Christopher Carthy: That makes sense, the job Joe if they put it, if there is such as called hydrostatic water whatever you want to call the official water coming into that basement and they need to pump it out, can they how do they pump that out How does that shown on the plan to pump that water out.

1159

02:12:35.490 --> 02:12:37.740

Dan: Oh, we don't we don't want to disappoint.

1160

02:12:38.040 --> 02:12:39.450

Dan: So I like to go first.

1161

02:12:39.540 --> 02:12:43.110

Joe Cermele: Because I don't I don't think it's showing the plan, yet this is a new, you know.

1162

02:12:43.200 --> 02:12:44.790

Christopher Carthy: A new way to deal with, but.

1163

02:12:45.120 --> 02:12:46.320

Christopher Carthy: They need to show that.

1164

02:12:47.040 --> 02:12:55.410

Joe Cermele: Well, that there is a storm water practice it's going to be built and constructed as part of this project, so I would imagine Dan maybe you could just pump it to that so.

1165

02:12:56.250 --> 02:13:01.020

Joe Cermele: it's allowed me to get you know be mitigated to some extent before ultimately discharged into the query.

1166

02:13:01.380 --> 02:13:02.850

Dan: That was exactly the plan.

1167

02:13:02.970 --> 02:13:12.450

Christopher Carthy: Excellent excellent that's that's why I asked the question man, I was just curious if you have that facility, I think that facilitates the high hydrostatic relief that way.

1168

02:13:13.590 --> 02:13:24.180

Dan: Well, it does give us the pressure relief, you know what what we're planning are hoping for, is that once we get the shot creek down, we may find that it's done but you know, to take the.

1169

02:13:25.140 --> 02:13:32.940

Dan: more conservative approach we've talked about putting something at a pump it out, and then we go into the rain gardens Joe pointed up wait.

1170

02:13:33.660 --> 02:13:35.370

Christopher Carthy: Okay okay.

1171

02:13:37.140 --> 02:13:46.500

Christopher Carthy: Thank you again sure board members is there anything you want to where are we with this application does this have to go to the public hearing as well.

1172

02:13:46.950 --> 02:14:02.040

Adam Kaufman: It will the special permit requires will carry at this point, it was sort of we had some paperwork for this special permit but was submitted as a concept, land discussion so that's really where we are now The next step is to actually get.

1173

02:14:03.360 --> 02:14:04.650

Adam Kaufman: special permit review.

1174

02:14:05.610 --> 02:14:07.740

Christopher Carthy: jeans or anything you want to answer this.

1175

02:14:10.380 --> 02:14:19.230

Dan: I guess, my question is a special permit expired when the permit died, is that what we're saying here yeah they're hearing once before yeah.

1176

02:14:19.350 --> 02:14:21.780

Adam Kaufman: Exactly okay yeah.

1177

02:14:22.770 --> 02:14:25.470

Dan: But the other variants is that we are still good correct.

1178

02:14:26.130 --> 02:14:27.000

Adam Kaufman: Their answers.

1179

02:14:27.210 --> 02:14:29.880

Dan: We had a hard variants on the building and we had.

1180

02:14:30.180 --> 02:14:34.320

Adam Kaufman: Depending on how they're written typically they go, you know with the land.

1181

02:14:34.440 --> 02:14:34.980

So.

1182

02:14:36.600 --> 02:14:37.020

Dan: Okay.

1183

02:14:37.230 --> 02:14:38.370

Roland Baroni: yeah it did look.

1184

02:14:40.170 --> 02:14:41.040

Adam Kaufman: At that language.

1185

02:14:42.030 --> 02:14:43.440

Christopher Carthy: role and what did you say, please.

1186

02:14:43.800 --> 02:14:47.730

Roland Baroni: I said they did come into work so that should have preserved the variances.

1187

02:14:50.160 --> 02:14:50.820

Christopher Carthy: Okay, good.

1188

02:14:51.090 --> 02:14:52.560

Dan: Even a special use permit.

1189

02:14:53.400 --> 02:14:55.260

Roland Baroni: No, not that I don't believe, though.

1190

02:14:55.320 --> 02:14:56.100

Dan: just making sure.

1191

02:14:57.930 --> 02:15:08.610

Adam Kaufman: yeah but you know we've reviewed this before, so the board doesn't have any objections, I think this would be rather straightforward, the only issue that's changed since the.

1192

02:15:10.050 --> 02:15:21.660

Adam Kaufman: original approval was you know the gutting of that main house yeah so now, according to the building department, there really isn't a CEO on.

1193

02:15:21.690 --> 02:15:22.440

That house.

1194

02:15:23.520 --> 02:15:33.270

Adam Kaufman: So we've got to do a little dance on how do we approve this accessory structure on a property that has no principal structure and what the building inspector.

1195

02:15:33.660 --> 02:15:47.460

Adam Kaufman: came up with essentially is all right, we you know he won't grant a CEO for any new structure until we have the principal structure CEO issued that workable, you know, for me, if that's acceptable to the board and to the applicant.

1196

02:15:48.810 --> 02:15:51.480

Christopher Carthy: When you get a key to Adam is that the concert.

1197

02:15:51.990 --> 02:15:53.490

Adam Kaufman: He didn't talk about a tcm.

1198

02:15:54.390 --> 02:15:57.750

Christopher Carthy: Because technically they wouldn't be able to use it without a T Co.

1199

02:15:58.950 --> 02:16:00.660

Adam Kaufman: Well, without any CEO yeah right.

1200

02:16:06.270 --> 02:16:11.340

Christopher Carthy: I mean, I certainly I certainly agree with the building inspector that you know, without the principal structure.

1201

02:16:11.340 --> 02:16:12.120

Christopher Carthy: How can the grant.

1202

02:16:12.480 --> 02:16:14.160

Christopher Carthy: A CEO for the accessory structure.

1203

02:16:15.360 --> 02:16:19.440

Christopher Carthy: just wondering if the if the detail, was a tcm for the completion.

1204

02:16:21.810 --> 02:16:24.600

Adam Kaufman: we'd have they have come we'll have to talk to the.

1205

02:16:24.660 --> 02:16:26.220

Christopher Carthy: Building inspector, you know.

1206

02:16:26.880 --> 02:16:27.960

Adam Kaufman: Whenever he's comfortable with.

1207

02:16:28.230 --> 02:16:35.220

Dan: Can I ask a crazy question, then, what if we made the cabin the primary structure, until such time as we finished the mansion.

1208

02:16:35.520 --> 02:16:36.900

Adam Kaufman: yeah that's that's possible.

1209

02:16:36.990 --> 02:16:41.220

Dan: You know you don't we don't need especially don't and then we wouldn't need to hearing correct that's.

1210

02:16:41.250 --> 02:16:44.340

Adam Kaufman: Correct date, then you can do to hearing later okay.

1211

02:16:44.610 --> 02:16:45.720

Dan: yeah when we do convert it.

1212

02:16:47.760 --> 02:16:58.500

Dan: What i'm getting out honestly is is whether whether its proper or not, we have ordered the cabin and Mr edson ordered his way too early to and it set out for two winters.

1213

02:16:59.340 --> 02:17:11.670

Dan: I don't think we have a to winter problem here now but you know any any time that we can get it out of that bag and up onto the ground are built is to our best interest so we're looking for those kind of.

1214

02:17:12.690 --> 02:17:13.230

Dan: options.

1215

02:17:15.390 --> 02:17:17.250

Adam Kaufman: there's nothing wrong with.

1216

02:17:18.990 --> 02:17:27.600

Adam Kaufman: With that being the principal structure Okay, but you know I caution you to work that out with the building apartment because it can't be a dwelling unit.

1217

02:17:28.620 --> 02:17:30.780

Dan: After the principal structures that's correct.

1218

02:17:30.840 --> 02:17:31.800

Dan: Right recognize that.

1219

02:17:32.070 --> 02:17:32.640

Adam Kaufman: You want.

1220

02:17:33.330 --> 02:17:35.580

Adam Kaufman: You want to be on the same page.

1221

02:17:35.850 --> 02:17:45.390

Dan: yeah now that makes sense, but again, we didn't want to put one on you, without making sure you're Okay, with the concept and before we talk to the building inspector, of course.

1222

02:17:46.470 --> 02:17:49.170

Adam Kaufman: yeah no I don't have any objection to that.

1223

02:17:52.590 --> 02:17:56.940

Adam Kaufman: What do you have in mind how would you make it not a dwelling unit.

1224

02:17:58.230 --> 02:18:03.480

Dan: Well, we know this was just whether or not it was even a feasible concept well I figure that out with.

1225

02:18:03.990 --> 02:18:06.030

Adam Kaufman: My last conversation we can have yeah.

1226

02:18:07.170 --> 02:18:10.920

Dan: You know, will present that to you as well as rob.

1227

02:18:11.610 --> 02:18:12.720

Adam Kaufman: Is that how it's going to.

1228

02:18:12.720 --> 02:18:19.110

Adam Kaufman: be used if it's not going to be used that way, Dan what's the, why not just a special permit now.

1229

02:18:20.340 --> 02:18:20.610

Adam Kaufman: again.

1230

02:18:21.090 --> 02:18:28.140

Dan: Because we don't want to have the box, it will talk about it again, but again, we don't want to have the materials laying on the ground too long now.

1231

02:18:28.170 --> 02:18:29.070

Adam Kaufman: i've understood.

1232

02:18:29.130 --> 02:18:30.780

Adam Kaufman: understood, but it's out.

1233

02:18:32.310 --> 02:18:36.060

Roland Baroni: Why can't it can't take this cottage he the principle is.

1234

02:18:37.080 --> 02:18:37.410

Dan: Is.

1235

02:18:37.770 --> 02:18:39.630

Adam Kaufman: totally different occupy that building.

1236

02:18:40.140 --> 02:18:41.070

Crozier Gedney Architects: habitable tomorrow.

1237

02:18:41.130 --> 02:18:41.550
yeah.

1238

02:18:43.110 --> 02:18:44.880
Roland Baroni: Nothing left but haven't seen it.

1239

02:18:45.240 --> 02:18:46.590
Adam Kaufman: yeah I think I think it's.

1240

02:18:47.190 --> 02:18:49.680
Adam Kaufman: it's it could collapse at any moment.

1241

02:18:50.160 --> 02:18:50.850
Roland Baroni: I see.

1242

02:18:50.940 --> 02:18:52.140
Crozier Gedney Architects: No it's not that bad.

1243

02:18:52.500 --> 02:18:53.310
Adam Kaufman: Maybe not that.

1244

02:18:54.390 --> 02:18:56.880
Crozier Gedney Architects: Close it's been stabilized.

1245

02:18:58.080 --> 02:19:10.590
Christopher Carthy: what's the difference in timeline between going for the special use permit and buttoning it up the way it was originally done as opposed to calling that the principal structure, what does that really seeing in terms of time, Dan.

1246

02:19:11.670 --> 02:19:14.400
Dan: I would rather defer to Adam on that timing, but.

1247

02:19:14.610 --> 02:19:15.810
Adam Kaufman: yeah that's what I was just.

1248

02:19:16.050 --> 02:19:22.560
Adam Kaufman: Talking about you know if we all come to the consensus that there's no issue here, then we'll you know we'll schedule the hearing and.

1249

02:19:23.850 --> 02:19:33.840

Adam Kaufman: approve the special permit you'll be able to build it yeah you won't be able to occupy it until you have the principal structure, but if, of course, maybe that's okay.

1250

02:19:34.470 --> 02:19:40.080

Dan: All right, yeah I mean from that perspective scheduling hearing, obviously, is a big deal for us, then you.

1251

02:19:40.440 --> 02:19:41.910

Adam Kaufman: know, we need to hear from the board.

1252

02:19:42.090 --> 02:19:44.220

Dan: yeah no i'm just talking out loud with you.

1253

02:19:44.550 --> 02:19:44.970

know.

1254

02:19:47.400 --> 02:19:52.020

Adam Kaufman: You know, since it's the same plan I don't see why we can't take the conservation boards previous.

1255

02:19:53.370 --> 02:19:57.570

Adam Kaufman: Referral and recommendation on this chain do you have any objection to that.

1256

02:19:59.400 --> 02:19:59.730

JANE BLACK: I know.

1257

02:20:02.760 --> 02:20:04.230

JANE BLACK: Right it's the same number.

1258

02:20:04.320 --> 02:20:05.280

JANE BLACK: Looking at it and go.

1259

02:20:08.340 --> 02:20:17.160

Adam Kaufman: yeah so if there's some consensus on the planning board that that you're fine with this, then we have a path forward perfect.

1260

02:20:18.300 --> 02:20:21.660

Christopher Carthy: board members, I have no objection, but I welcome your input.

1261

02:20:26.190 --> 02:20:29.940

Jim Jensen: sounds like we have a plan forward I think yeah okay.

1262

02:20:33.630 --> 02:20:36.000

Christopher Carthy: This is your first time seeing this too right.

1263

02:20:38.220 --> 02:20:38.610

Larry Ruisi: Yes.

1264

02:20:38.970 --> 02:20:46.530

Christopher Carthy: Okay, yes, this Larry just either this this application was before a couple years ago, whatever I don't remember why.

1265

02:20:46.980 --> 02:20:52.980

Christopher Carthy: But it was before us and the planning board and approve the cabin and we've gone through a lot and was approved, but then they.

1266

02:20:53.550 --> 02:21:05.730

Christopher Carthy: They made mistakes during construction, the whole thing fell apart and then the original the then that owner at the time, one of selling the property to the results for kind of choosing to redevelop it as well.

1267

02:21:08.160 --> 02:21:13.830

Larry Ruisi: And and basically what they're proposing to do in the cabin is.

1268

02:21:13.860 --> 02:21:16.320

Larry Ruisi: Exactly what you approve at several years ago.

1269

02:21:16.560 --> 02:21:17.640

Christopher Carthy: Correct okay.

1270

02:21:20.580 --> 02:21:24.870

Christopher Carthy: So we have to send this forward so we can get the special use permit.

1271

02:21:27.450 --> 02:21:32.220

Adam Kaufman: yeah well we've got we've got to schedule the hearing for the special use permit and for the weapons permit.

1272

02:21:33.360 --> 02:21:33.720

Christopher Carthy: To do.

1273

02:21:40.680 --> 02:21:46.320

Adam Kaufman: Any questions on on the memo you know, we need a bit more information, the old floor plans and the.

1274

02:21:46.380 --> 02:21:48.510

Dan: church will provide all that for.

1275

02:21:48.510 --> 02:21:50.070

Adam Kaufman: You have all that ready to go.

1276

02:21:50.190 --> 02:21:51.300

Yes, yes.

1277

02:21:52.740 --> 02:21:55.650

Christopher Carthy: But Adam it's a town board that grants a special use permit right.

1278

02:21:55.950 --> 02:21:59.100

Christopher Carthy: Now Oh, the planning board grants and special use permit.

1279

02:21:59.220 --> 02:21:59.580

Adam Kaufman: yeah.

1280

02:21:59.610 --> 02:22:00.450

Adam Kaufman: and accessories struck.

1281

02:22:01.560 --> 02:22:02.730

Christopher Carthy: me okay.

1282

02:22:04.440 --> 02:22:04.650

yeah.

1283

02:22:07.140 --> 02:22:09.450

Christopher Carthy: Okay, so we'll look forward to seeing them again instead of their.

1284

02:22:09.450 --> 02:22:10.680

Adam Kaufman: route unless they have any other.

1285

02:22:10.680 --> 02:22:12.540

Adam Kaufman: Questions we can address them now.

1286

02:22:14.220 --> 02:22:15.840

Dan: i'm going to REX.

1287

02:22:16.230 --> 02:22:20.100

Crozier Gedney Architects: john I just saw unclear is that is that next hearing.

1288

02:22:21.570 --> 02:22:24.420

Crozier Gedney Architects: or when your schedule it, the date of that.

1289

02:22:25.230 --> 02:22:29.790

Adam Kaufman: Probably the April 24 was up to date.

1290

02:22:33.570 --> 02:22:36.450

Dan: So we have to pick up the materials to get it ready for mailings.

1291

02:22:39.060 --> 02:22:40.170

Dan: For rex's benefit more.

1292

02:22:40.170 --> 02:22:42.030

Valerie B Desimone: than locations been submitted.

1293

02:22:42.390 --> 02:22:44.670

Adam Kaufman: yeah the applicants gotta get to see.

1294

02:22:44.700 --> 02:22:48.090

Dan: We have to give you a new application one that's more address to this issue.

1295

02:22:49.980 --> 02:22:51.390

Valerie B Desimone: cuz tenacious a concept plan.

1296

02:22:51.390 --> 02:22:56.040

Valerie B Desimone: Discussion beautiful application and the application and all that good stuff.

1297

02:22:59.460 --> 02:23:00.210

Crozier Gedney Architects: Very well.

1298

02:23:00.780 --> 02:23:01.200
terrific.

1299

02:23:02.370 --> 02:23:03.870
Christopher Carthy: that's what we look forward to see you good.

1300

02:23:05.490 --> 02:23:06.210
Crozier Gedney Architects: Thank you, thank.

1301

02:23:06.390 --> 02:23:07.590
Adam Kaufman: You okay.

1302

02:23:07.950 --> 02:23:09.030
Jim Jensen: goodnight goodnight.

1303

02:23:10.260 --> 02:23:10.950
Christopher Carthy: Okay.

1304

02:23:12.690 --> 02:23:17.220
Christopher Carthy: And last but not least, we have the summer club
before us.

1305

02:23:20.760 --> 02:23:22.050
Adam Kaufman: just give me a minute.

1306

02:23:25.530 --> 02:23:25.950
Okay.

1307

02:23:56.910 --> 02:24:02.940
Adam Kaufman: Okay Now let me know if i'm missing anyone, and I think
everyone should be in the meeting.

1308

02:24:04.200 --> 02:24:06.750
Mark Weingarten: I just got a rich I see and see.

1309

02:24:06.750 --> 02:24:07.350
Jeff.

1310

02:24:08.370 --> 02:24:09.240

Mark Weingarten: Is Paul there.

1311

02:24:10.050 --> 02:24:11.580

Mark Weingarten: yeah I think we're good to.

1312

02:24:11.760 --> 02:24:12.120

Go.

1313

02:24:13.320 --> 02:24:14.130

Mark Weingarten: Then ken's good.

1314

02:24:28.590 --> 02:24:30.510

Mark Weingarten: Shall we start, or are we waiting on you.

1315

02:24:31.050 --> 02:24:47.190

Christopher Carthy: know, no one will welcome to the planning board meeting, please just give us a quick that's so quick, which has given us an update on the recent mission here, I see you made some positive changes to the plan and we'd like you're.

1316

02:24:47.820 --> 02:24:52.530

Mark Weingarten: Great and we're glad you feel that way well, good evening, Mr chairman and members of the board mark weingarten.

1317

02:24:53.040 --> 02:25:01.680

Mark Weingarten: partner of Dell bellow did Ellen on garden wise and whitaker and my pleasure to be here representing something club partners llc connection with its request for.

1318

02:25:02.010 --> 02:25:08.520

Mark Weingarten: site plans wetland steep slope and tree removal permits for the club, now known as the summit club.

1319

02:25:09.150 --> 02:25:20.640

Mark Weingarten: i'm joined tonight by principle of summit Jeffrey mendell as well as rich grant off and Ken Anderson of grant of architectural here from richie moment and Paul says from my jam see our engineers.

1320

02:25:21.480 --> 02:25:27.630

Mark Weingarten: Just briefly, as you mentioned, we have made some changes, we will report, we are happy to report back to the board.

1321

02:25:28.380 --> 02:25:34.740

Mark Weingarten: That now successfully completed the process for the temporary facilities, the architectural review Board was.

1322

02:25:35.580 --> 02:25:46.350

Mark Weingarten: We were very grateful that they were able to meet with us last week to finalize the local approval process, as you know, we've been lucky the weather is cooperating and the.

1323

02:25:46.890 --> 02:25:52.650

Mark Weingarten: construction is underway on the golf course side of this project, we expect to open.

1324

02:25:53.310 --> 02:26:03.390

Mark Weingarten: Next month, and the first nine holes with the next nine holes following shortly thereafter So things are going very well, and now we look forward to moving ahead with the.

1325

02:26:03.690 --> 02:26:14.550

Mark Weingarten: 73 residential units that are before you, so I don't need to say more than that i'm going to turn it over to rich graph will take us through the plan and the changes that were made, and then we can have a little discussion, I guess, about the.

1326

02:26:14.940 --> 02:26:21.960

Mark Weingarten: town planning them Oh, because at the end we'd like to have a conversation about the procedure understand what the next steps are but go ahead rich.

1327

02:26:23.490 --> 02:26:32.640

Ken Andersen-Granoff Architects: hey Adam it's Ken Anderson Can you also let in Jeff share there's another tool one number he's our landscape architect.

1328

02:26:33.990 --> 02:26:35.520

Adam Kaufman: Sure anyone else.

1329

02:26:36.090 --> 02:26:36.930

Ken Andersen-Granoff Architects: I believe that's it.

1330

02:26:37.710 --> 02:26:38.670

Mark Weingarten: Sorry, it wasn't aware.

1331

02:26:40.500 --> 02:26:40.830

Rich Granoff: Oh good.

1332

02:26:41.070 --> 02:26:41.670

Ken Andersen-Granoff Architects: No problem.

1333

02:26:42.720 --> 02:26:43.170

Rich Granoff: Sorry, is.

1334

02:26:53.970 --> 02:26:55.620

Ken Andersen-Granoff Architects: Can everyone see the screen.

1335

02:26:55.950 --> 02:26:56.310

yep.

1336

02:26:57.810 --> 02:27:10.350

Rich Granoff: locked and loaded thanks, good evening chairman and members of the planning Board, which ran off President of Granite architects and representing summit club partners llc.

1337

02:27:11.610 --> 02:27:14.700

Rich Granoff: As you can see from the revised site plan.

1338

02:27:14.730 --> 02:27:25.680

Rich Granoff: Above you we made a strategic decision to remove building seven which was on the top of the page to the left previously.

1339

02:27:26.190 --> 02:27:35.190

Rich Granoff: As well as a temporary as as well as a road to get to it and some future tennis courts made the decision to remove that building.

1340

02:27:35.910 --> 02:27:45.960

Rich Granoff: And we are now left with six buildings along all along the golf course with 12 units each possibly one of those buildings will have its 13th unit.

1341

02:27:46.650 --> 02:27:59.910

Rich Granoff: For the maximum of 73 units, we feel this is a positive move for all kinds of reasons, and we hope that you will will look at it the same way.

1342

02:28:01.320 --> 02:28:08.610

Rich Granoff: No other changes to this plan that are significant, other than we've done a lot of work on the landscaping and.

1343

02:28:09.840 --> 02:28:23.040

Rich Granoff: And i'm going to turn it over to Jeff share the landscape architect from ground for architects who we spent a lot of time with developing this plan and he will go through the pertinent points on the landscaping plant.

1344

02:28:27.660 --> 02:28:32.040

Jeff Scherr: In board can, if you wouldn't mind going to the to the plan first.

1345

02:28:32.670 --> 02:28:33.210

yeah.

1346

02:28:36.180 --> 02:28:42.510

Jeff Scherr: Right so um basically we've created three different planting styles.

1347

02:28:44.550 --> 02:28:48.690

Jeff Scherr: And while walk you through them first and then walk you through where they are in the plan.

1348

02:28:49.830 --> 02:28:52.350

Jeff Scherr: So the first one is a native understory.

1349

02:28:54.120 --> 02:28:59.970

Jeff Scherr: Planting this one would be the majority of this one would be a long route 22.

1350

02:29:01.020 --> 02:29:11.970

Jeff Scherr: And the concept here would be to take the existing wall find it and restore it and then can use last longer property.

1351

02:29:13.020 --> 02:29:35.130

Jeff Scherr: And then within that there's a we want to clean up the bramble that's underneath and then really take an intensive look at the health and condition of the existing trees and the majority of them, we do plan on staying but obviously when you clear out the invasive understory you will.

1352

02:29:36.240 --> 02:29:46.950

Jeff Scherr: create some holes, so the native understory planting would have a Pasty white sorry whites Bruce i'm.

1353

02:29:48.690 --> 02:29:49.050

Jeff Scherr: Sorry.

1354

02:29:50.040 --> 02:29:58.050

Christopher Carthy: You know what you have your your what your tell TV version on you could turn that off to see you're talking into zoom and not your.

1355

02:29:58.590 --> 02:30:04.260

Ken Andersen-Granoff Architects: turn off the link Jeff That was the you know before they, let us into the zoom.

1356

02:30:04.590 --> 02:30:06.600

Ken Andersen-Granoff Architects: There was not even like just turn that off.

1357

02:30:07.110 --> 02:30:07.680

Jeff Scherr: Is that better.

1358

02:30:08.040 --> 02:30:09.120

Rich Granoff: Yes, yes.

1359

02:30:09.960 --> 02:30:14.520

Jeff Scherr: Okay, so yeah the understory planting the native understory with.

1360

02:30:14.970 --> 02:30:15.270

Other.

1361

02:30:18.030 --> 02:30:20.610

Jeff Scherr: Maybe it's because I was the speaker underneath.

1362

02:30:23.190 --> 02:30:23.970

Jeff Scherr: Is this any better.

1363

02:30:25.530 --> 02:30:30.120

Christopher Carthy: Well, I don't know keep keep going you have some reverberation but it's not terrible.

1364

02:30:30.990 --> 02:30:32.340

Jeff Scherr: Okay i'll turn it down a little bit.

1365

02:30:34.110 --> 02:30:36.600

Jeff Scherr: But the idea here is to.

1366

02:30:37.860 --> 02:30:42.930

Jeff Scherr: Plant this with pines Glasgow, which is a native spruce.

1367

02:30:45.810 --> 02:30:50.250

Jeff Scherr: which you see here in the in the upper area upper left Ken.

1368

02:30:52.080 --> 02:30:55.560

Jeff Scherr: Saracens kind of dentist, which is a red but understory flowering tree.

1369

02:30:57.270 --> 02:31:11.880

Jeff Scherr: there's a service Barry, which is the AMA like year our berea again it's a flowering low story shrub and then introduce larger evergreen and flowering shrubs such as Brodiaeas.

1370

02:31:13.140 --> 02:31:17.250

Jeff Scherr: hydrangea a corolla folio oakley I drained you.

1371

02:31:18.510 --> 02:31:27.510

Jeff Scherr: vaccinium, the important both of them, which is a high Bush blueberry by burnham's annotate on so that would sort of come comprise the understory.

1372

02:31:28.740 --> 02:31:35.460

Jeff Scherr: rehabilitation and screening there and then, as you move closer to the entry.

1373

02:31:37.260 --> 02:31:39.330

Jeff Scherr: it'll get more ornamental more show we.

1374

02:31:40.350 --> 02:31:54.600

Jeff Scherr: With flowers and grasses and flowering shrubs which is indicated by ornamental planting palette That would be a larger tree, such as tiliacora of core data green spire the foxwoods.

1375

02:31:55.440 --> 02:32:05.640

Jeff Scherr: By burnham snowball by burnham's and just you know flowering flowering shrubs and flowering perennials and herbaceous grasses.

1376

02:32:07.830 --> 02:32:08.490

Jeff Scherr: And then.

1377

02:32:09.630 --> 02:32:20.580

Jeff Scherr: As you get into the naturalistic planting palette that would handle a lot of the steep slopes and filler areas along the.

1378

02:32:21.540 --> 02:32:37.230

Jeff Scherr: Where we showed the tennis courts there on so basically there's three tiers that we wanted to develop which take you from the woodland and the woodlands that are existing what we're supplementing in the understory and then bring you down to the pedestrian.

1379

02:32:37.230 --> 02:32:40.650

Jeff Scherr: scale and a naturalistic planting palette which would.

1380

02:32:41.730 --> 02:32:44.040

Jeff Scherr: include large swaths of grasses.

1381

02:32:45.720 --> 02:32:47.070

Jeff Scherr: Like tall fescue is.

1382

02:32:48.120 --> 02:33:04.140

Jeff Scherr: Just a couple of pictures here to to pick that and then a mixed with Agnes and explanation drift sort of throughout a meadow mix, but we wanted to keep it not looking too wild and, as you get closer to the buildings we want to create more of a.

1383

02:33:06.180 --> 02:33:11.130

Jeff Scherr: more of a tighter manicured look as you get closer to the buildings, but obviously.

1384

02:33:12.270 --> 02:33:14.520

Jeff Scherr: With the screening along route 22.

1385

02:33:16.860 --> 02:33:32.400

Jeff Scherr: You wouldn't see a lot of the building so it's that's more kind of internal stuff but then, as you get to the the entryway you'll have that stone that New England restored sorry that restored New England stone wall.

1386

02:33:34.170 --> 02:33:36.510

Jeff Scherr: kind of continuing guide you into the.

1387

02:33:37.830 --> 02:33:45.360

Jeff Scherr: The entryway here, which would be again more ornamental Just to give you a sense of what these circles and colors mean.

1388

02:33:46.500 --> 02:33:53.130

Jeff Scherr: The the dark green with the yellow around it, are all existing trees that have been identified on site.

1389

02:33:54.480 --> 02:33:58.860

Jeff Scherr: And those are ones that we want to take a closer look at, and we do intend to stay.

1390

02:34:00.000 --> 02:34:07.080

Jeff Scherr: The pinks are the flowering trees, which would be the red bug and the and like yours.

1391

02:34:09.720 --> 02:34:27.930

Jeff Scherr: The lighter green circle, the larger, one which is like a bluish green those are the proposed evergreen trees so there's a substantial amount of those but then we don't want to just have that we want to sort of create excuse me a little bit of.

1392

02:34:29.220 --> 02:34:33.210

Jeff Scherr: A naturalistic planting style long route 22 to keep with the more rural.

1393

02:34:36.540 --> 02:34:39.300

Jeff Scherr: aspect or character of route 22.

1394

02:34:40.440 --> 02:34:43.140

Jeff Scherr: So, then, we have the smaller shrubs which would be a mix of.

1395

02:34:44.700 --> 02:34:46.230

Jeff Scherr: The viper known as the roadies.

1396

02:34:47.400 --> 02:34:49.860

Jeff Scherr: And then not only evergreen but.

1397

02:34:51.000 --> 02:34:59.850

Jeff Scherr: Hopefully hydrangeas and the vaccine important book Korea balsam just to provide some fall interest and lower flowering interest as well.

1398

02:35:00.690 --> 02:35:16.620

Jeff Scherr: These aren't the only areas that these plants will occur, we want to cry kind of they're not mutually exclusive exclusive to their own areas because we want to kind of create a blend so it wouldn't be.

1399

02:35:18.210 --> 02:35:31.080

Jeff Scherr: something out of the ordinary to pick something that's like an ornamental grass and use that potentially in a border of an understory planting or even use a flowering shrubs in.

1400

02:35:33.120 --> 02:35:35.100

Jeff Scherr: You know, maybe closer to.

1401

02:35:36.300 --> 02:35:37.530

Jeff Scherr: A residential building.

1402

02:35:39.090 --> 02:35:43.470

Jeff Scherr: So that's sort of the overview that we have going here for the landscape.

1403

02:35:46.140 --> 02:35:47.730

Jeff Scherr: If you want to go into the.

1404

02:35:51.480 --> 02:35:56.040

Jeff Scherr: into the renderings we can take a look at the views and what it actually looks like at street level.

1405

02:35:59.490 --> 02:36:12.840

Jeff Scherr: So number two i'm sorry, this is the first picture, this would be looking North on route 22 closer to the amenities, building on you get to view a sense of what.

1406

02:36:14.130 --> 02:36:25.800

Jeff Scherr: The screening does at the amenities aspect of the site and you kind of see big closer to the entry there it starts to become more flowery and grasses.

1407

02:36:26.490 --> 02:36:45.600

Jeff Scherr: If you go to the next image will have a view looking South but closer to the existing tennis court areas and, as you can see here, this would be very dense even with removal of the invasive and the bramble and sort of that words in there and really taking a.

1408

02:36:46.770 --> 02:36:50.880

Jeff Scherr: good look at what's what's left, and so there will be a lot to remain.

1409

02:36:52.200 --> 02:36:59.940

Jeff Scherr: And then the third image here would be the redeveloped entry with grasses flowers.

1410

02:37:01.230 --> 02:37:01.620

Jeff Scherr: taller.

1411

02:37:02.640 --> 02:37:05.370

Jeff Scherr: A more simply sort of entry here, these could be.

1412

02:37:06.540 --> 02:37:17.970

Jeff Scherr: an ally of taller trees, we have till your core data, we can also take a look at on some larger flowering trees, such as maybe cherries, we kind of want to stick with.

1413

02:37:20.790 --> 02:37:22.890

Jeff Scherr: A more native palate here but.

1414

02:37:24.060 --> 02:37:28.650

Jeff Scherr: we're open to taking a look at different species here, maybe these are October glory maples.

1415

02:37:29.760 --> 02:37:35.250

Jeff Scherr: But something sizable and, as you can see, here it kind of defuses.

1416

02:37:35.370 --> 02:37:36.390

Jeff Scherr: The end the view.

1417

02:37:36.420 --> 02:37:37.080

Jeff Scherr: into the.

1418

02:37:38.910 --> 02:37:39.660

Jeff Scherr: into the site.

1419

02:37:42.990 --> 02:37:49.140

Jeff Scherr: And then, as you come here, this is the approach to the entry, with the new guard, how are gatehouse.

1420

02:37:50.730 --> 02:37:57.150

Jeff Scherr: I don't know if he wants to speak to that now we're on potentially later, once we get through the landscape here.

1421

02:37:57.990 --> 02:38:03.270

Rich Granoff: What did you finish up on landscape and I can circle back no pun intended to, though.

1422

02:38:03.450 --> 02:38:09.150

Rich Granoff: is really a read of we revised on designed for the entire entry um.

1423

02:38:09.570 --> 02:38:12.480

Rich Granoff: What do you finish up Jeff now i'll circle back okay.

1424

02:38:12.570 --> 02:38:31.470

Jeff Scherr: Good segue so the next image is here, this is the circle around about redeveloped on the insight, this would have a focal of the morning or the mental planting palette This is just showing us grasses but we intend to make some flowers in there as well, and maybe border and with a nice.

1425

02:38:32.610 --> 02:38:40.800

Jeff Scherr: manicured lawn strip potential that's not the actual structure, but maybe a sculpture there something kind of show me to.

1426

02:38:41.820 --> 02:38:59.070

Jeff Scherr: Give a sense of arrival and then, as you see here, you can go straight in around to the left to the amenity side, which would be this building here, or you could backtrack with me and go to the right, which would lead you into the residential area.

1427

02:39:00.120 --> 02:39:01.410

Jeff Scherr: To the right to this image.

1428

02:39:02.760 --> 02:39:05.670

Jeff Scherr: A lot of this we have to we're working with civil to.

1429

02:39:06.840 --> 02:39:10.470

Jeff Scherr: see what the actual great changes, but we do anticipate a lot of this.

1430

02:39:11.670 --> 02:39:28.110

Jeff Scherr: To be existing trees to be removed, but we don't think that that's going to be impactful of the views from route 22 because will one screen them, but, as you can see that a great sort of dies down so as you get to the residential buildings.

1431

02:39:29.400 --> 02:39:39.690

Jeff Scherr: there'll be significantly lower than route 22, we believe, as you get closer to building sexual, we have a second image, looking back along that road.

1432

02:39:42.060 --> 02:39:50.460

Jeff Scherr: So you can see that the the grade changes significantly and then this year would be whether it's a steep so for the slope would be stabilized by.

1433

02:39:52.110 --> 02:39:57.780

Jeff Scherr: That naturalistic meadow miss next with tall fescue is potentially some.

1434

02:39:59.310 --> 02:40:07.350

Jeff Scherr: Some lower flowering shrubs for some interest and maybe even some smaller trees, but then the streets would be aligned with.

1435

02:40:08.730 --> 02:40:16.050

Jeff Scherr: A significant street tree, I know that at the previous meeting some of these trees are probably showing a little bit too large.

1436

02:40:16.980 --> 02:40:27.300

Jeff Scherr: They were shown in maturity on these are proposed trees along the street, but they wouldn't be going in at a significant caliber which we're working on, but we wanted to sort of.

1437

02:40:29.040 --> 02:40:34.200

Jeff Scherr: get a sense from the board if we're moving in the right direction planting palette wise and then we'll.

1438

02:40:35.610 --> 02:40:51.360

Jeff Scherr: The next meeting, we can provide a more detailed planting schedule with quantities and sizes, which we're working towards, as you can see from the plan previously with our circles and quantities it's just a matter of telling them up, and you know dividing and quantifying them.

1439

02:40:52.380 --> 02:41:04.800

Jeff Scherr: And then, when you get into a couple of areas that I think show how the landscapes going to screen the buildings, but these are more I think intended for architectural discussion.

1440

02:41:05.940 --> 02:41:07.890

Jeff Scherr: showing the layouts and the different schemes.

1441

02:41:13.230 --> 02:41:15.360

Jeff Scherr: And this is a view from the golf course looking back.

1442

02:41:19.530 --> 02:41:22.020

Jeff Scherr: On the base of the buildings we do intend to have.

1443

02:41:23.160 --> 02:41:25.740

Jeff Scherr: Like a hedging every green screen, so that you don't see.

1444

02:41:26.790 --> 02:41:41.190

Jeff Scherr: The base of the buildings meeting the ground and kind of diffuse that and then allowing the plant, the larger planted areas around that to kind of blend back into the naturalistic style of the golf course.

1445

02:41:44.520 --> 02:41:50.760

Jeff Scherr: And then, a look at the amenities building from I believe the putting green potentially one of the holes.

1446

02:41:52.080 --> 02:41:52.470

Rich Granoff: mm hmm.

1447

02:41:54.240 --> 02:41:54.450

yep.

1448

02:41:56.970 --> 02:42:05.820

Jeff Scherr: So that kind of gives you an overview of the landscape so we'll move into more architectural based questions or i'll hand it over to rick.

1449

02:42:07.050 --> 02:42:18.720

Rich Granoff: yeah so let's let's uh thanks Jeff let's circle back pun intended to the end for you let's zoom in on that part of the plan site plan, because we made some significant improvements that I want the board.

1450

02:42:19.770 --> 02:42:20.640

Rich Granoff: To understand.

1451

02:42:21.870 --> 02:42:23.580

Rich Granoff: And these developments.

1452

02:42:26.430 --> 02:42:28.890

Rich Granoff: Yes, not really the best view there.

1453

02:42:31.050 --> 02:42:34.710

Rich Granoff: And he was the site plan yeah let's zoom in on that, including the circle.

1454

02:42:37.140 --> 02:42:37.890

Rich Granoff: yeah perfect.

1455

02:42:39.000 --> 02:42:53.220

Rich Granoff: Okay, so um a bunch of changes were made here, starting with the decision that we need two lanes in and two lanes out from a traffic engineering standpoint, the.

1456

02:42:53.760 --> 02:43:02.550

Rich Granoff: Two lanes in one the one on the Left would be that would both be gated the one on the Left would take you to the guardhouse so if you're a visitor.

1457

02:43:03.060 --> 02:43:09.390

Rich Granoff: You would stay in the Left lane, it would be signage and you'd have to check in with the guard if you either live.

1458

02:43:09.900 --> 02:43:19.830

Rich Granoff: At some a club or a member of the club you pull to the right lane, and you would have a clicker in your car to raise the gate and you could.

1459

02:43:20.310 --> 02:43:31.680

Rich Granoff: go right in so that's just a functional move that we needed two lanes in and, similarly, we decided on two lanes out, I think we might have had it before, but the two lanes out of ones making the right turn.

1460

02:43:32.190 --> 02:43:45.120

Rich Granoff: And ones making a left turn onto onto bed for growth so given that we we actually moved the the guardhouse to a Center median which you can see the white spot in the Center is the new guard house.

1461

02:43:45.750 --> 02:43:51.930

Rich Granoff: And so just functionally that was getting in it out secondarily once you got past the guardhouse.

1462

02:43:52.980 --> 02:43:58.380

Rich Granoff: There really is, there are two roads there's one to the right to get to the residents and one to the left to get to.

1463

02:43:59.550 --> 02:44:07.860

Rich Granoff: The amenities building an mvp for clubhouse and the tennis courts and parking so we thought it was a it was a safe.

1464

02:44:08.310 --> 02:44:20.250

Rich Granoff: Both a safer intersection to add around about animal interesting entry focal point as Jeff pointed out, to have a sculpture and plantings to kind of, say, you know you've arrived at the circle.

1465

02:44:20.580 --> 02:44:36.960

Rich Granoff: And you can go left or right or you can swing around and go back out if you've decided that you know if the guard said, you know sorry you got to swing around and go back out you don't belong here um so both functionally and aesthetically we made.

1466

02:44:38.070 --> 02:44:54.570

Rich Granoff: This group of changes and obviously as Jeff said we've developed the landscaping of the entry and in doing so we also designed the guard house, which was not really designed at the last hearing, so I think we have a couple of images and renderings.

1467

02:44:54.630 --> 02:45:01.650

Rich Granoff: or plans and elevations just so you understand what the guard houses and it's a very small structure.

1468

02:45:03.270 --> 02:45:03.660

Rich Granoff: that's.

1469

02:45:04.860 --> 02:45:12.450

Rich Granoff: literally a space for a guard a restroom and and some storage little bit of story.

1470

02:45:13.830 --> 02:45:20.940

Rich Granoff: So you can see what it is and it's got you know glass on on three sides, so the guard can see people coming and going.

1471

02:45:22.020 --> 02:45:34.590

Rich Granoff: And here, you can see it on the right is the long side and on the left is what you know what you see when you when you pull in So you see all four sides there.

1472

02:45:35.280 --> 02:45:47.580

Rich Granoff: And the roofline and the materials will simply match the the main residences and and the clubhouse so you know it's part of a whole and we even had some.

1473

02:45:48.960 --> 02:46:02.010

Rich Granoff: Some entry peers there that would match as well, and I think we have a view coming here as well, there you go So there you see it in 3D and just a cute little structure that is kind of like a.

1474

02:46:03.090 --> 02:46:09.090

Rich Granoff: Newborn sister of the of them in residential building a behind her.

1475

02:46:12.000 --> 02:46:16.770

Rich Granoff: So that's what we have there, and as far as the architecture um.

1476

02:46:18.090 --> 02:46:27.570

Rich Granoff: we're back to six buildings of 12 units each but we're differentiating them with color um there's basically three.

1477

02:46:28.110 --> 02:46:36.180

Rich Granoff: colors on each building that will differentiate there's the base stone there's the body of the building stone.

1478

02:46:36.630 --> 02:46:47.280

Rich Granoff: And then there's a kind of a penthouse material that is still to be determined some type of composite, as you can see from this rendering we're showing a more.

1479

02:46:47.610 --> 02:46:56.970

Rich Granoff: whitish palette on the right, building a more Beige palette on the middle building and a great palate on on the left, building so they're in.

1480

02:46:57.420 --> 02:47:13.080

Rich Granoff: There there'll be alternating three different color schemes and since there are six buildings, you know they could be six distinct palettes or it could be three palettes and two of each we haven't gotten that far on the actual.

1481

02:47:14.340 --> 02:47:18.810

Rich Granoff: Final materials palette we plan on going to the architectural review.

1482

02:47:19.380 --> 02:47:38.580

Rich Granoff: process, and for that we will get into the next level design will actually have material samples and finishes that we submit, and at that point coming soon we will determine the final color palettes for each of the six buildings and present that for architectural review.

1483

02:47:41.520 --> 02:47:43.890

Rich Granoff: And I think that's all i've got for now.

1484

02:47:46.320 --> 02:47:46.830

Christopher Carthy: Thank you.

1485

02:47:47.790 --> 02:47:48.360

Rich Granoff: you're welcome.

1486

02:47:51.360 --> 02:47:53.520

Christopher Carthy: Is there anyone else from your team tonight.

1487

02:47:55.890 --> 02:48:05.610

Mark Weingarten: Now that's it unless you want to hear from anything with regard from our engineer on any of the comments in the planning memo that would be up to your board chairman.

1488

02:48:06.900 --> 02:48:11.700

Christopher Carthy: One Members are in any any specific questions you want to ask the summit team.

1489

02:48:14.100 --> 02:48:16.590

Michael Pollack: What was the thinking of eliminating building seven.

1490

02:48:22.050 --> 02:48:23.790

Christopher Carthy: Innovation to remove building seven.

1491

02:48:24.840 --> 02:48:25.830

jeffrey mendell: I can address that.

1492

02:48:27.570 --> 02:48:28.590

jeffrey mendell: You know, we only had.

1493

02:48:29.850 --> 02:48:37.740

jeffrey mendell: Eight units in that building and to go to the trouble and expensive building that road and doing the engineering and landscaping and the utility work.

1494

02:48:38.760 --> 02:48:45.480

jeffrey mendell: For eight units, we decided was not a good use of our capital, we also thought that the site.

1495

02:48:46.440 --> 02:49:02.940

jeffrey mendell: layout was enhanced by consolidating the units on the lower roadway, which is, I believe, over 200 feet from route 22 and we're still able to capitalize on the views out over the valley, which is really the most important.

1496

02:49:04.350 --> 02:49:09.660

jeffrey mendell: Design aspect from my standpoint and.

1497

02:49:11.220 --> 02:49:17.340

jeffrey mendell: You know I think it's a better plan, all the way around it's my own opinion i'm curious to see what you guys think.

1498

02:49:20.160 --> 02:49:22.740

Christopher Carthy: I think it's a better plan to in fact I think.

1499

02:49:23.760 --> 02:49:29.100

Christopher Carthy: The planning board were thinking it all along, so I think it's definitely a better plan Jeff.

1500

02:49:29.910 --> 02:49:38.610

Christopher Carthy: You know that that second building I thought it was always on wave would be overlooking despite me and said i'd sort of overlooking the rooms of that other building.

1501

02:49:38.940 --> 02:49:47.310

Christopher Carthy: I think this is a better investment for us well, I think this is you're going to do better with this project now then originally presented it.

1502

02:49:48.360 --> 02:49:49.290

jeffrey mendell: Okay, thank you, Chris.

1503

02:49:51.060 --> 02:50:04.170

Jim Jensen: It presented a it's like a symmetry now those six buildings around the arc is actually I think it's a much better it'll help you achieve the goal you're trying to get, I think, with a much more visually appearance project.

1504

02:50:06.270 --> 02:50:07.050

jeffrey mendell: Right, thank you.

1505

02:50:11.520 --> 02:50:14.580

Christopher Carthy: So board members anything else, want to direct to the summit club.

1506

02:50:15.510 --> 02:50:18.600

Jim Jensen: I had a question about the gate of the entrance coming.

1507

02:50:19.740 --> 02:50:21.270

Jim Jensen: Just from the safety.

1508

02:50:22.680 --> 02:50:32.610

Jim Jensen: perspective or trying to you're getting the vehicles killing in and how many vehicles can can travel in a time and i'm just curious about how though you.

1509

02:50:34.200 --> 02:50:49.080

Jim Jensen: For events that were that would be folks I guess would be going to the golf course side and not to the resident side, where sometimes those events, you could have you know quite a few people concern is that there's many people queuing at once and traffic spilling over on the.

1510

02:50:50.190 --> 02:50:52.350

Jim Jensen: How have you kind of manage that.

1511

02:50:53.340 --> 02:51:01.440

Rich Granoff: Well, for for events, the gate would be open and people would call right in it, it wouldn't make any sense, you had you know hundred people coming for.

1512

02:51:02.670 --> 02:51:09.690

Rich Granoff: An event to to have the the guard stop stop everyone that's just impractical, I would say.

1513

02:51:10.800 --> 02:51:29.070

Rich Granoff: So that's how either just events, I think there's queuing for six cars there looks like 12345 cars of queuing we did consult with a traffic engineer schematically on on this plan related to queuing and and the roundabout.

1514

02:51:30.690 --> 02:51:40.050

Rich Granoff: And so it got a kind of a preliminary thumbs up from a traffic engineer it doesn't mean we're done with that or if someone wanted traffic engineer.

1515

02:51:41.130 --> 02:51:47.820

Rich Granoff: You know, to sign off on this certainly we could we could go there and we can manage it again with keeping the gate open or not.

1516

02:51:48.480 --> 02:51:48.660

Larry Ruisi: With.

1517

02:51:49.560 --> 02:51:50.760

Mark Weingarten: With the girls like to.

1518

02:51:51.060 --> 02:51:57.090

Mark Weingarten: But I just wanted to mention that, for your concern about golf events typically the ones that i've gone to over the years.

1519

02:51:57.660 --> 02:52:03.120

Mark Weingarten: You would go through the gate that people would be directed towards the golf course and there would be people there manning it.

1520

02:52:03.360 --> 02:52:13.050

Mark Weingarten: stopping you at your car taking your bag out of your car signing you up, they are making sure you belong that you're there, it would just take place further inside the property.

1521

02:52:13.680 --> 02:52:13.950

Mark Weingarten: For.

1522

02:52:14.460 --> 02:52:18.390

Mark Weingarten: You know, but that would be the extraordinary when when you have that many people coming at once.

1523

02:52:19.230 --> 02:52:23.160

Larry Ruisi: Also, with the double gate that you to double entrance that you have.

1524

02:52:24.930 --> 02:52:28.950

Larry Ruisi: You really only have to worry about queuing guest all the residents don't have to queue.

1525

02:52:29.610 --> 02:52:37.080

Larry Ruisi: Right so that's going to alleviate a lot of the issues The other thing that the traffic circle, I think that's a great idea.

1526

02:52:38.370 --> 02:52:45.420

Larry Ruisi: You know, we have one at our club and we've got two different directions for cars to go and it it it really works quite well.

1527

02:52:46.470 --> 02:52:53.070

Larry Ruisi: You know, rather than I mean the different turns that you had before, so I think I think that's actually a good head.

1528

02:52:55.230 --> 02:52:55.740

Rich Granoff: They also.

1529

02:52:56.190 --> 02:53:00.810

Rich Granoff: They also want to mention sorry that is shown in the plan that there would be another gate.

1530

02:53:01.320 --> 02:53:14.550

Rich Granoff: At the residential entry can can point that out and that that's to keep the traffic generally flowing towards the club, so that Aaron guests of golfers don't end up down the residential street so again if you're.

1531

02:53:14.910 --> 02:53:20.850

Rich Granoff: A resident, and you, you pull up to the front to the guardhouse your clicker opens that gate.

1532

02:53:21.120 --> 02:53:34.230

Rich Granoff: And then you'll click are open the same clicker opens the next gate so that you know it just keeps it a little more private down down that way there wouldn't be a gate going the other way, obviously towards the amenities building and future clubhouse.

1533

02:53:35.250 --> 02:53:40.650

Ken Andersen-Granoff Architects: One thing to address that there is a proposed another entrance over here that.

1534

02:53:40.680 --> 02:53:41.160

Ken Andersen-Granoff Architects: If there is.

1535

02:53:41.220 --> 02:53:45.960

Ken Andersen-Granoff Architects: A large event for exiting it could be manned where people exit this way.

1536

02:53:47.970 --> 02:53:53.550

Ken Andersen-Granoff Architects: But I think that was Paul correct me if i'm wrong wasn't that studied with the traffic engineer at some point.

1537

02:53:56.490 --> 02:54:04.740

Paul R. Sysak, RLA (JMC): It was part of the FBI s and D is, but as a southern route 22 exit only.

1538

02:54:05.430 --> 02:54:09.540

Paul R. Sysak, RLA (JMC): Right revisit that or psychic distance for a full movement.

1539

02:54:12.930 --> 02:54:24.930

Rich Granoff: For large events that would be a really good kind of release valve for people leaving not all going out the the main entrance so that's that's obviously to service entrance could be used to service centers as well.

1540

02:54:25.740 --> 02:54:30.060

Roland Baroni: Is there a service entrance for deliveries and maintenance fee across.

1541

02:54:31.770 --> 02:54:39.840

jeffrey mendell: yeah it's that entrance Roland right on that that spot that's for employees and service entrance and an exit for guests.

1542

02:54:43.050 --> 02:54:45.780

jeffrey mendell: But that has to go to New York do it and we haven't done.

1543

02:54:46.440 --> 02:54:52.800

Rich Granoff: And we're showing showing the loading dock at the top of that arrow for the future clubhouse at that point yeah.

1544

02:54:53.790 --> 02:54:59.850

jeffrey mendell: And remember, we do not have plans to build a ballroom so we don't expect that we're going to be in the large event business regardless.

1545

02:55:00.360 --> 02:55:00.900

Christopher Carthy: mm hmm.

1546

02:55:04.650 --> 02:55:12.630

Michael Pollack: I guess the fire department would have to sign off on the turning radius and the traffic circle and the width of that role.

1547

02:55:15.540 --> 02:55:16.230

Adam Kaufman: Yes, look.

1548

02:55:16.950 --> 02:55:18.570

Paul R. Sysak, RLA (JMC): We read we reran.

1549

02:55:18.990 --> 02:55:22.980

Paul R. Sysak, RLA (JMC): You know, emergency vehicle circulations on that plan as well and.

1550

02:55:23.370 --> 02:55:24.900

Paul R. Sysak, RLA (JMC): If you actually zoom in.

1551

02:55:25.950 --> 02:55:33.990

Paul R. Sysak, RLA (JMC): your ability to go up to the site plan again we've actually designed with some you know anticipated kinds from do it.

1552

02:55:35.490 --> 02:55:43.620

Paul R. Sysak, RLA (JMC): You know they while we do acknowledge that you know it splits into two lanes our initial lane coming in, would only be one to.

1553

02:55:43.680 --> 02:55:47.700

Paul R. Sysak, RLA (JMC): better control traffic coming into the site which is.

1554

02:55:47.970 --> 02:55:53.910

Paul R. Sysak, RLA (JMC): going to do T notice, we did make it a little wider with some decorative papers, or something.

1555

02:55:54.180 --> 02:56:05.310

Paul R. Sysak, RLA (JMC): who have for the turning radius is of the larger emergency vehicles, and you know that inner the inner part of the circle, so it can both function.

1556

02:56:06.600 --> 02:56:13.560

Paul R. Sysak, RLA (JMC): For emergency grass and ingress as well as an aesthetic you know addition to that Center circle.

1557

02:56:14.460 --> 02:56:26.580

Paul R. Sysak, RLA (JMC): Just a quick clarification, the the entrance will not be a double lane intrinsic it will be designed for the width of a double lane entrance for emergency vehicles to leave the site, but.

1558

02:56:27.450 --> 02:56:40.200

Paul R. Sysak, RLA (JMC): You know, once again it's typical of the ot to not out a right and a left turning lane at an uncivilized intersection because of the fact that they may block, you know each other.

1559

02:56:40.590 --> 02:56:49.680

Paul R. Sysak, RLA (JMC): pulling out so i'm will be consolidated, but you know to richard's point it is wide enough to accommodate an exit that will not feel.

1560

02:56:50.250 --> 02:57:02.520

Paul R. Sysak, RLA (JMC): constrained it'll it'll it'll have a presence of you know, leaving and entering a facility that I think you know the the interior circle around about is complimentary.

1561

02:57:18.450 --> 02:57:31.350

jeffrey mendell: So obviously there are still a few more items that we're working on to you know complete this submission we're working with the town board on the water supply issue that is ongoing at the moment, just so you know that.

1562

02:57:32.430 --> 02:57:46.920

jeffrey mendell: we've also retained a design build contractor for the sewage treatment plan will be coming back with information on that, but

we wanted to show you some progress, I think some meaningful progress in this plan and just get your.

1563

02:57:48.120 --> 02:57:56.940

jeffrey mendell: your thoughts on it so that we, you know are sure that we're heading in the right direction and based upon that we'll we'll keep moving.

1564

02:57:58.080 --> 02:57:58.410

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

1565

02:57:58.560 --> 02:58:08.430

Paul R. Sysak, RLA (JMC): And that's a big thing for for the GMC you know moving forward we've been in touch with that with Joe throughout this process and I think, in order for us to move forward with some of the.

1566

02:58:09.030 --> 02:58:19.980

Paul R. Sysak, RLA (JMC): tech civil engineering items, you know the storm water pollution prevention plan development and utility connections and road profiles things things of that nature.

1567

02:58:20.580 --> 02:58:29.700

Paul R. Sysak, RLA (JMC): We really need to you know, in an effort, not to spin our wheels be comfortable with you know with the layout moving forward, and I think we're pretty close to that.

1568

02:58:30.420 --> 02:58:39.180

Paul R. Sysak, RLA (JMC): That point it, you know, right now, and you know mark had mentioned that we want to talk a little bit about procedure moving forward.

1569

02:58:40.980 --> 02:58:46.470

Mark Weingarten: Well, I mean, I think, I think, mostly Mr Chairman, where you know we were of the mind that we.

1570

02:58:46.500 --> 02:58:58.680

Mark Weingarten: Think will be ready for hearing may, and we were just you know, hoping that you you're on the same page with us, with respect to that we you know we have these things that will be finalizing the next 30 days.

1571

02:58:59.160 --> 02:59:09.090

Mark Weingarten: Of clearly will be reporting back and speaking with Adam and letting them know how our progress is going that's kind of what we're

shooting for we're open to be ready to start the book hiring process and May.

1572

02:59:10.290 --> 02:59:14.370

Christopher Carthy: You mind just going back to the site plan for a moment just, I just wanted to go over the.

1573

02:59:15.180 --> 02:59:26.280

Christopher Carthy: I forgot about the presence of the tennis courts, how are you handling that or what did you do to eliminate them and building seven you've got rid of them, or you still future tennis courts is still there, or.

1574

02:59:27.930 --> 02:59:35.760

jeffrey mendell: Well, we have we have them sort of as sort of paper tennis courts at the moment, Chris we have no plans to build them in the first phase.

1575

02:59:36.030 --> 02:59:44.130

jeffrey mendell: Right we'll start with the four courts in front of the amenities pavilion and we'll see how the membership of the club evolves.

1576

02:59:44.280 --> 02:59:46.830

jeffrey mendell: Okay, and how much demand we have for.

1577

02:59:46.890 --> 02:59:47.400

Christopher Carthy: My attempt.

1578

02:59:47.700 --> 02:59:50.040

jeffrey mendell: And then we can always come back to you.

1579

02:59:50.430 --> 02:59:52.680

Christopher Carthy: Right Okay, thank you, thank you Jeff yeah.

1580

02:59:53.880 --> 02:59:54.450

JANE BLACK: This one.

1581

02:59:57.360 --> 02:59:59.190

Christopher Carthy: Jim Jim did you say something.

1582

02:59:59.460 --> 03:00:00.000

yeah.

1583

03:00:01.980 --> 03:00:03.630

JANE BLACK: Right no man, I had a couple questions from the.

1584

03:00:03.630 --> 03:00:04.890

Christopher Carthy: console yes please.

1585

03:00:05.310 --> 03:00:05.730

um.

1586

03:00:06.840 --> 03:00:25.500

JANE BLACK: number has the conservation board has been approached by various members of the community and it's mostly has to do with tree cutting so that has been going on currently So the first thing I wanted to do for the Board was clarified how many trees are being removed for the golf course.

1587

03:00:29.850 --> 03:00:35.730

jeffrey mendell: I don't have an exact count in my head, but all of the trees being removed so into a plan that was approved.

1588

03:00:36.330 --> 03:00:36.840

jeffrey mendell: Okay well.

1589

03:00:37.830 --> 03:00:44.220

JANE BLACK: plan, there was a plan that the conservation board saw late summer perhaps that we approved.

1590

03:00:45.270 --> 03:00:51.330

JANE BLACK: But then there was another plan that was approved way back about six years ago I don't know which plan.

1591

03:00:52.410 --> 03:01:10.920

JANE BLACK: numbers were concerned, because there was an article that just appeared in the last week or two that referred to the removal of over 300 trees, and yet the plan that we approve a main event in September was nothing like that it was about a 10th of that.

1592

03:01:11.370 --> 03:01:19.170

Paul R. Sysak, RLA (JMC): yeah there Jeff I can speak to that a little bit the the original D is an FDA is plan showed.

1593

03:01:19.800 --> 03:01:30.390

Paul R. Sysak, RLA (JMC): Over I believe 800 trees being removed, but that was when there was a large you know 78 acre disturbance to the full full blown golf course renovation.

1594

03:01:31.050 --> 03:01:43.140

Paul R. Sysak, RLA (JMC): On the I think the latest reduced sculpt golf course was was very reduced um you know I it was it wasn't even over 50 trees, I think that was that was coming down.

1595

03:01:44.040 --> 03:01:45.120

Adam Kaufman: 70 wasn't it.

1596

03:01:45.450 --> 03:01:47.010

Paul R. Sysak, RLA (JMC): yeah Oh, it might have been Adam yeah.

1597

03:01:47.250 --> 03:01:48.510

Adam Kaufman: It wasn't alone.

1598

03:01:52.650 --> 03:01:53.850

JANE BLACK: When we did the sidewalk.

1599

03:01:54.870 --> 03:01:55.170

Thought.

1600

03:01:59.010 --> 03:02:00.270

Paul R. Sysak, RLA (JMC): I didn't hear that Jane was.

1601

03:02:01.920 --> 03:02:16.860

JANE BLACK: I thought out number two the conservation board were recollecting I mean I don't have a plan in front of me that it was closer to around 40 trees that were coming down for the latest iteration of the golf course renovation.

1602

03:02:19.770 --> 03:02:20.400

Joe Cermele: Did I think.

1603

03:02:20.460 --> 03:02:24.060

Joe Cermele: I think the number was similar 73 if I remember right.

1604

03:02:26.370 --> 03:02:33.420

Joe Cermele: Free has to be removed as part of the reduced plan were tagged and inspected by our office before they were taken down.

1605

03:02:33.900 --> 03:02:40.020

Christopher Carthy: So, when you say 7073 and 73 account regulated trees basically.

1606

03:02:40.080 --> 03:02:41.460

Christopher Carthy: Correct right so.

1607

03:02:41.550 --> 03:02:42.690

Joe Cermele: James greater.

1608

03:02:42.900 --> 03:02:52.260

Christopher Carthy: it's possible that they the article to which you referring, such as you know what maybe Bedford new canaan the article that was in Bedford new canaan right occasion.

1609

03:02:53.280 --> 03:02:59.970

Christopher Carthy: Maybe they referring to all sorts of kinds of trees not beyond the scope of count regulated trees.

1610

03:03:00.270 --> 03:03:00.690

JANE BLACK: haha.

1611

03:03:00.780 --> 03:03:01.620

Christopher Carthy: yeah I mean.

1612

03:03:01.800 --> 03:03:11.970

Christopher Carthy: Joe were they were there are a number of trees or Jeff I know where their number of tree thinking down that were you know scrub or strike trees that were not necessarily.

1613

03:03:13.200 --> 03:03:14.910

Christopher Carthy: within the jurisdiction of the town.

1614

03:03:15.300 --> 03:03:20.910

jeffrey mendell: Yes, that's correct Chris there are a lot of small trees and brush and other things that you know the cleaned up.

1615

03:03:21.240 --> 03:03:23.790

jeffrey mendell: right on the golf course enhancement.

1616

03:03:24.030 --> 03:03:36.090

Christopher Carthy: Right so i'm just wondering if that the from a from a point of view of reporting an article in something like Bedford new canaan they may call that 300 trees, whereas we wouldn't call that 300 feet on a plane.

1617

03:03:39.930 --> 03:03:58.080

JANE BLACK: We also mentioned 300 trees and members of the conservation board asked by members of the community about the 300 trees being removed and being quite different from the plan that we approved that's all so you know they wanted to know what.

1618

03:03:59.190 --> 03:04:00.600

JANE BLACK: What was really happening.

1619

03:04:01.650 --> 03:04:04.770

JANE BLACK: Once a 300 trees, or was it the Devon degrees.

1620

03:04:09.180 --> 03:04:09.480

jeffrey mendell: But.

1621

03:04:10.470 --> 03:04:16.500

JANE BLACK: respond to members of the community when they say you know what What did you approve here.

1622

03:04:18.300 --> 03:04:28.350

Mark Weingarten: Well, again, I think you heard that the the from the town official that the trees that were regulated to be removed, were tagged and that those were the trees that were removed.

1623

03:04:29.070 --> 03:04:34.020

Mark Weingarten: And I may think like that so, unfortunately, the legal response I think it's correct.

1624

03:04:34.470 --> 03:04:43.290

Mark Weingarten: that there can be a misimpression from the public, because there are regulated trees and there are unregulated trees I don't think we have a Count of what was removed.

1625

03:04:44.220 --> 03:04:54.510

Mark Weingarten: As far as those that you know went along with that, but I mean, I think that is the appropriate answer to the public, we are following the requirements of the plans through approved right.

1626

03:04:55.710 --> 03:04:58.650

JANE BLACK: Okay well that's an answer that I can certainly give to.

1627

03:04:59.010 --> 03:05:04.200

JANE BLACK: The members of the board, and they can that belong to any Community Members who referred you.

1628

03:05:04.650 --> 03:05:05.220

Mark Weingarten: I think they.

1629

03:05:05.280 --> 03:05:10.260

JANE BLACK: The article in the Bedford new canaan magazine was what prompted the latest increase.

1630

03:05:13.830 --> 03:05:15.420

jeffrey mendell: The author of that article took.

1631

03:05:15.720 --> 03:05:20.730

jeffrey mendell: Some liberties and embellished it quite a bit For those of you who may have seen that article.

1632

03:05:21.960 --> 03:05:23.400

jeffrey mendell: He had a good time with it and.

1633

03:05:24.240 --> 03:05:27.510

jeffrey mendell: You know use what I would call editorial license yeah.

1634

03:05:27.780 --> 03:05:28.440

Christopher Carthy: blue sky.

1635

03:05:29.160 --> 03:05:29.910

Mark Weingarten: I would agree.

1636

03:05:32.130 --> 03:05:32.580

Christopher Carthy: All right.

1637

03:05:36.270 --> 03:05:48.450

Christopher Carthy: Okay, so again, I personally wanted to say Jeff I think this plan is really it's a great quarter to North Council one's done this is our that's where i'm leaning on this.

1638

03:05:49.620 --> 03:05:51.180

jeffrey mendell: Great Thank you Chris appreciate that.

1639

03:05:51.240 --> 03:05:56.880

Christopher Carthy: I wish the other board members have feel free to contradict me or to you think.

1640

03:05:59.130 --> 03:06:08.610

Steven Sauro: hi Chris i'm going to echo what you said, I think the guys did a great job I think it's moving in a really, really good direction I love the fact that they eliminated that building.

1641

03:06:08.640 --> 03:06:14.610

Steven Sauro: were incorporated the units and the others, Adam, I just want to ask you a quick question before they go too far down the road.

1642

03:06:15.360 --> 03:06:28.890

Steven Sauro: Not to throw a wrench into the system but, but all the open space now available because of the absence of that building were you trying to allude in your memo to the fact that the tennis courts in the front yard in quotes.

1643

03:06:30.000 --> 03:06:32.520

Steven Sauro: It may be a detriment to the property and maybe put them.

1644

03:06:32.790 --> 03:06:42.420

Adam Kaufman: You know, towards the car ever looked at, ultimately, this is going to be up to the to the applicant it just seemed like a strange location to put those tennis courts.

1645

03:06:44.700 --> 03:06:45.240

Adam Kaufman: And I was just.

1646

03:06:45.420 --> 03:06:58.470

Steven Sauro: I was actually I was saying, and this is again up to the board, they have a good eye for this stuff they've been doing it a long time, but a more formal entrance might be more advantageous if they did move them into where they're penciled in in that grassy area.

1647

03:06:58.680 --> 03:06:59.040

Steven Sauro: yeah.

1648

03:06:59.100 --> 03:07:00.300

Adam Kaufman: that's exactly what I was.

1649

03:07:00.360 --> 03:07:05.370

Steven Sauro: suggesting that and I do kind of like the idea when you were saying I think that's a valuable piece of property.

1650

03:07:05.790 --> 03:07:15.540

Steven Sauro: For the for the residents to have a park or benches and a picnic areas or whatever, whatever they decide to do to utilize that in the absence of future tennis courts.

1651

03:07:15.870 --> 03:07:27.930

Steven Sauro: In other words, if they want to build something there, later on, perhaps they can, but at least utilize that open space, maybe for the tennis courts that are slated to go in front of the building and or other.

1652

03:07:29.580 --> 03:07:36.510

Steven Sauro: amenities like you said a park like setting and cards and stuff like that, I mean benches and pathways.

1653

03:07:38.580 --> 03:07:46.740

jeffrey mendell: well remember those four courts relate to the amenities pavilion, which is the sports pavilion where they'll pull the locker rooms and the fitness Center.

1654

03:07:47.280 --> 03:07:59.880

jeffrey mendell: And you know we really don't want Members and their children walking through a lot of traffic to get to the tennis courts crossing that entrance road you know might not be the best you know answer.

1655

03:08:01.320 --> 03:08:08.040

jeffrey mendell: So again, we want to start with those four courts and if there's demand for more we'll come back and revisit it in that other location.

1656

03:08:08.700 --> 03:08:12.540

Steven Sauro: that's that's a fair point that's a fair point not to not to go over to the other.

1657

03:08:13.620 --> 03:08:15.600

Steven Sauro: Not the cross the street that's it that's a good point.

1658

03:08:18.630 --> 03:08:27.540

Steven Sauro: Okay that's fine i'm okay with that, I would just you know it's trying to decipher what Adam is really trying to get out and there is open space that if it was to be utilized.

1659

03:08:27.960 --> 03:08:28.800

Steven Sauro: Perhaps that was.

1660

03:08:29.460 --> 03:08:30.690

Steven Sauro: An area to do that.

1661

03:08:33.450 --> 03:08:38.160

Jim Jensen: I did echo your your points to that and I didn't bring it up before, but it does seem to.

1662

03:08:39.030 --> 03:08:53.640

Jim Jensen: That open space now you know for for people from the minute he's building having across the parking lot at least the driveway to get to the tennis courts, it does seem to be kind of isolated or at least segregated it was worth consideration at least voicing your concern.

1663

03:08:54.060 --> 03:08:56.040

Steven Sauro: yeah exactly exactly.

1664

03:08:59.400 --> 03:08:59.730

Okay.

1665

03:09:01.170 --> 03:09:04.380

Christopher Carthy: So I think we'll send you on your way.

1666

03:09:07.170 --> 03:09:07.590

jeffrey mendell: Okay.

1667

03:09:08.130 --> 03:09:12.180

jeffrey mendell: Thank you, your time and efforts, tonight we appreciate it and we'll be back soon.

1668

03:09:12.450 --> 03:09:14.130

Christopher Carthy: I let's get it done Jeff.

1669

03:09:15.240 --> 03:09:15.660

jeffrey mendell: Thank you.

1670

03:09:18.090 --> 03:09:18.540

Mark Weingarten: Thank you.

1671

03:09:20.520 --> 03:09:20.940

Jeff Scherr: Thank you.

1672

03:09:22.620 --> 03:09:22.890

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

1673

03:09:23.370 --> 03:09:34.350

Christopher Carthy: board members before we go tonight there's just one thing I want to bring up the conservation board has asked me to speak the planning board.

1674

03:09:34.770 --> 03:09:51.720

Christopher Carthy: About a joint session with conservation board would like to speak to the the planning board about trees and we haven't had that meeting, yet, and so Jane you just explain what the conservation board would like us to do.

1675

03:09:52.020 --> 03:09:59.640

JANE BLACK: yeah the conservation board has been looking into various tree ordinances around westchester.

1676

03:10:00.270 --> 03:10:09.150

JANE BLACK: and North Castle is lagging behind many other communities in terms of steps they take to protect trees and.

1677

03:10:09.900 --> 03:10:20.160

JANE BLACK: The conservation board would just like to have a discussion with the planning board to see if we can get on the sort of on the same page with this um.

1678

03:10:21.030 --> 03:10:31.980

JANE BLACK: yeah a couple of conservation board members you go to the town board a number of months ago it was actually before coded so it's going to be well over a year, but.

1679

03:10:33.930 --> 03:10:39.360

JANE BLACK: They felt that you know it would be better to talk to the conservation I to the planning board about.

1680

03:10:41.340 --> 03:10:47.340

JANE BLACK: That we've got some information George repo research, a lot of information on neighboring communities and.

1681

03:10:48.480 --> 03:10:49.860

JANE BLACK: We just like to share some of those.

1682

03:10:49.920 --> 03:10:55.230

Christopher Carthy: Ideas so board members are you amenable to that i'd like to get that on the schedule.

1683

03:10:58.860 --> 03:11:00.960

Christopher Carthy: yeah sure okay.

1684

03:11:01.530 --> 03:11:01.950

JANE BLACK: So.

1685

03:11:01.980 --> 03:11:05.700

Christopher Carthy: I mean gee I just want to say this yeah i'd like to do it sooner than later okay.

1686

03:11:06.000 --> 03:11:06.360

yeah.

1687

03:11:09.000 --> 03:11:12.000

JANE BLACK: So we want to find a time that works for you i'm.

1688

03:11:13.290 --> 03:11:15.240

Christopher Carthy: me Jane, what do you think you need a half hour.

1689

03:11:17.880 --> 03:11:18.840

JANE BLACK: An hour, maybe.

1690

03:11:18.960 --> 03:11:19.470

Christopher Carthy: An hour.

1691

03:11:19.770 --> 03:11:21.450

JANE BLACK: Just saw that we don't feel.

1692

03:11:21.960 --> 03:11:37.830

Christopher Carthy: Pressure yeah Okay, so I mean what we would do with something sort of like what we've done recently with the ARV we just have

a joint session starting at six o'clock where you know we'd welcome the conservation board to give us this lecture so.

1693

03:11:40.230 --> 03:11:41.100

Christopher Carthy: let's see no.

1694

03:11:42.330 --> 03:11:46.500

JANE BLACK: No, that would be a great idea for the song I think that's what we would love to see.

1695

03:11:46.830 --> 03:11:50.940

Christopher Carthy: Okay, so today's the 22nd Steve like choice of my word of.

1696

03:11:54.450 --> 03:11:54.840

JANE BLACK: Meeting.

1697

03:11:59.340 --> 03:12:00.030

Christopher Carthy: About.

1698

03:12:00.300 --> 03:12:01.230

Christopher Carthy: What what.

1699

03:12:01.980 --> 03:12:03.720

Christopher Carthy: on your agenda look in April.

1700

03:12:05.130 --> 03:12:16.590

Valerie B Desimone: The second well the first meeting and april's we've got some good applications on there I believe i'm thinking, if you want to do with the second meeting that it gave everybody plenty of time.

1701

03:12:17.640 --> 03:12:19.320

Christopher Carthy: So that would be the 26th.

1702

03:12:21.240 --> 03:12:23.970

Christopher Carthy: Okay, so you want to schedule that for the 26th of April.

1703

03:12:25.020 --> 03:12:26.280

JANE BLACK: Okay 6pm.

1704

03:12:26.700 --> 03:12:32.880

JANE BLACK: Yes, Okay, and can send the link out to the conservation work number yeah.

1705

03:12:33.510 --> 03:12:33.900

Excellent.

1706

03:12:34.980 --> 03:12:36.120

Christopher Carthy: Excellent okay.

1707

03:12:36.240 --> 03:12:38.430

Christopher Carthy: Well i'm glad we got that taken care of.

1708

03:12:39.240 --> 03:12:41.250

JANE BLACK: that's great I think everybody, I really appreciate.

1709

03:12:41.790 --> 03:12:46.980

Christopher Carthy: Wonderful tell them tell George and the whole team that said, thank you very much for doing it.

1710

03:12:47.700 --> 03:12:52.020

JANE BLACK: or well, thank you for listening to us that's great.

1711

03:12:52.410 --> 03:12:54.720

Christopher Carthy: Okay, so on that note.

1712

03:12:55.800 --> 03:12:58.200

Christopher Carthy: i'll make a motion to adjourn the plane.

1713

03:12:58.380 --> 03:12:59.610

Larry Ruisi: Chris Chris just.

1714

03:12:59.670 --> 03:13:00.840

Christopher Carthy: just want one thing.

1715

03:13:01.140 --> 03:13:10.950

Larry Ruisi: I just want to circle back on you know the the issue that we're seeing on you know 22 neat tomorrow, you know with the with the toe pose.

1716

03:13:11.040 --> 03:13:20.850

Larry Ruisi: yeah we don't we don't know all the facts, yet for sure, but you know if it if it turns out that the neighbor is correct and these toes are wrong.

1717

03:13:21.240 --> 03:13:33.810

Larry Ruisi: I think, as you know, we need to kind of take a look, how did that happen, where did it happen is that the applicants fault is there, something that we should be doing differently in in you know in our work.

1718

03:13:34.650 --> 03:13:45.120

Larry Ruisi: You know, because if if if that is the case right, then it is incorrect and and and and if this thing had moved forward with with with that kind of discrepancy.

1719

03:13:45.420 --> 03:13:50.490

Larry Ruisi: That would not be a good thing for for anybody involved, so I think we need to take a step back.

1720

03:13:50.880 --> 03:14:06.870

Larry Ruisi: And kind of look at a we doing all the things that we should be doing as a town to catch that or you know, was it wasn't the fault of the applicant, so I you know I don't know the answer I don't even know if the neighbors right but it's it's to me it's it's a significant issue.

1721

03:14:07.410 --> 03:14:08.730

Adam Kaufman: By Larry.

1722

03:14:09.150 --> 03:14:17.250

Christopher Carthy: Larry I think in the future it's something is i'm sure Joe would know how to handle this too, I think it's something as simple as.

1723

03:14:17.940 --> 03:14:27.780

Christopher Carthy: Typically, on a site plan the survey data data, the reference the survey data is cited on the site plan, the other words have a graphical data was obtained by.

1724

03:14:28.320 --> 03:14:48.030

Christopher Carthy: And it would say by this particular surveying company on this particular date, and that is something that we could simply insist upon in the future, when we see toto on a mountain, we can simply insists that every site plan, make a reference to where the topography was captured.

1725

03:14:48.870 --> 03:14:51.750

Christopher Carthy: Where is it this side plan, I did not see reference to it.

1726

03:14:53.040 --> 03:14:53.580

Larry Ruisi: right here.

1727

03:14:53.670 --> 03:14:56.460

Joe Cermele: I don't know that that note alone would fix the problem.

1728

03:14:58.230 --> 03:15:04.290

Joe Cermele: Sometimes you take it from where it comes we I don't know where the data came from it could have been county GIS for all we know.

1729

03:15:04.380 --> 03:15:05.730

Christopher Carthy: Right, you know.

1730

03:15:06.180 --> 03:15:06.690

Christopher Carthy: But I mean.

1731

03:15:06.840 --> 03:15:11.280

Joe Cermele: We, unfortunately, you know we have like I said earlier, we have licensed professionals that are.

1732

03:15:11.280 --> 03:15:15.840

Joe Cermele: So many Asian i'm explaining you've got to take it from where it comes.

1733

03:15:15.990 --> 03:15:30.210

Joe Cermele: mm hmm trust that it's correct it doesn't happen often if I ever is correct, can certainly something like that will get picked up during construction and then they may find themselves back before you're bored with an amended bland.

1734

03:15:31.710 --> 03:15:31.920

Christopher Carthy: But.

1735

03:15:32.130 --> 03:15:32.640

Jim Jensen: Is there.

1736

03:15:32.850 --> 03:15:34.380

Adam Kaufman: ever want to come to that Joe.

1737

03:15:34.560 --> 03:15:34.890

Adam Kaufman: yeah.

1738

03:15:34.920 --> 03:15:36.420

Joe Cermele: that's all of course not but.

1739

03:15:36.510 --> 03:15:38.490

Joe Cermele: You know, we we can go and.

1740

03:15:39.210 --> 03:15:41.220

Adam Kaufman: verify not gonna shoot our own elevation.

1741

03:15:41.280 --> 03:15:54.120

Christopher Carthy: Right and Joe I understand your point, which is you know it's you know the CEO means a lot, you know, so you wouldn't think somebody want to miss that but what i'm asking me why wouldn't the note.

1742

03:15:54.780 --> 03:16:06.600

Christopher Carthy: handle it, I mean if if if if in fact they captured the data from westchester GIs would they have to how can a survey or say the topography was captured by.

1743

03:16:07.170 --> 03:16:13.260

Christopher Carthy: Excellent license survey a license number blah blah blah on a particular day.

1744

03:16:13.770 --> 03:16:22.620

Christopher Carthy: And if that's not on there, then that opens up the possibility, where you can say to yourself listen they captured the information from GIs and if they did.

1745

03:16:22.950 --> 03:16:37.290

Christopher Carthy: i'm not necessarily opposed to them capturing it that way, because sometimes it's perfectly reasonable it does the job but shouldn't the plan say this data was captured by westchester county GIs that's.

1746

03:16:37.470 --> 03:16:41.700

Joe Cermele: Not i'm not disputing they should absolutely have that note, if it and I don't remember if it is or it's.

1747

03:16:41.700 --> 03:16:44.700

Joe Cermele: Not that notes absolutely beyond the plans right.

1748

03:16:45.870 --> 03:16:52.020

Joe Cermele: Go like this small and with the level of change in the rfp county GIS.

1749

03:16:52.050 --> 03:16:54.750

Christopher Carthy: would not do it direct no way, of course.

1750

03:16:55.020 --> 03:16:55.920

Joe Cermele: it's like the size.

1751

03:16:55.950 --> 03:16:56.580

Christopher Carthy: Of course, no.

1752

03:16:56.670 --> 03:16:58.530

Larry Ruisi: So, so in that case, should we.

1753

03:16:58.560 --> 03:17:02.400

Larry Ruisi: Should we have an internal procedure that that we should be looking at to.

1754

03:17:03.480 --> 03:17:06.990

Larry Ruisi: Where we just really rely on the third party professionals.

1755

03:17:08.160 --> 03:17:19.380

Larry Ruisi: Now, because if these houses were you know 100 feet apart, I don't think anyone would care these houses or 20 feet apart, so a 10 foot elevation changes is obviously pretty dramatic.

1756

03:17:21.510 --> 03:17:22.020

Christopher Carthy: I think.

1757

03:17:22.260 --> 03:17:27.660

Jim Jensen: it's it's important to the way written a lot i'm really glad you brought that was important, all the way around because they have to tie into the.

1758

03:17:28.140 --> 03:17:39.330

Jim Jensen: You know it's not just isolated in space they have the time to the sanitary sewer they have the time to the right there's offsite utility impacts grading impacts driveway and packs that all it all links together so it's.

1759

03:17:40.410 --> 03:17:44.850

Jim Jensen: Typically it's incumbent upon the professional like every other application that came before us tonight.

1760

03:17:45.480 --> 03:18:02.490

Jim Jensen: They had a TC merits or someone else they had a licensed surveyor firm did a base map that all the other drawings were built upon this application does not and it's not the first time that that professional is used a plan that did not include a base map.

1761

03:18:03.510 --> 03:18:05.910

Jim Jensen: That we've had a struggle with and we spent a lot of time.

1762

03:18:06.180 --> 03:18:08.730

Roland Baroni: Maybe the simple answer is, then, that those.

1763

03:18:09.720 --> 03:18:18.060

Roland Baroni: Those plans don't have that information on it they're not acceptable they're not complete, they don't they just don't get process.

1764

03:18:20.160 --> 03:18:29.100

Christopher Carthy: And that's something that, for example, the either the town engineer or the town planner would review in their in their memo.

1765

03:18:29.550 --> 03:18:44.010

Christopher Carthy: I mean they would simply or you know, or they would reject it, but I think the the town professionals can in five minutes less than five minutes look at a map and say look we don't know we have typography it's coming from Joe my writer warned about that.

1766

03:18:46.140 --> 03:18:47.850

Joe Cermele: you're right, but you know.

1767

03:18:49.500 --> 03:18:51.120

Joe Cermele: i'm sure as we're all sitting here.

1768

03:18:51.210 --> 03:19:00.660

Joe Cermele: I could find a plan that has that nope at some point, either in the past, or in the future that will have that note and we'll have we'll be having the same conversation.

1769

03:19:00.900 --> 03:19:09.810

Joe Cermele: You mean that has a note on it that it came from someone or somewhere was prepared, and it may not completely makes sense when you go out there and look at it, or.

1770

03:19:11.190 --> 03:19:12.240

Joe Cermele: find some kind of you.

1771

03:19:12.960 --> 03:19:22.290

Christopher Carthy: Well, I mean there yo you, you know, there are certain things we can and cannot do I mean basically looking for that note is at least as far as we can go.

1772

03:19:22.890 --> 03:19:32.640

Christopher Carthy: I mean if if the fact of the matter is the plan is wrong or typography it's wrong but it's still stam then then we're kind of up the creek until unless we discovered.

1773

03:19:33.840 --> 03:19:41.730

Joe Cermele: You know i'm not i'm not belittling the note by any means, and this is a little bit unique in that you know their office does both surveying.

1774

03:19:41.730 --> 03:19:42.120

By.

1775

03:19:43.230 --> 03:19:43.710

Joe Cermele: So.

1776

03:19:43.770 --> 03:19:47.190

Joe Cermele: You know, to some extent, he was you assume that they did the survey.

1777

03:19:48.180 --> 03:20:03.750

Christopher Carthy: And now, and he even made me more nervous I almost felt like saying look I don't want you doing the survey, quite frankly, I mean I was like you know this guy is going to militaria motive now to give me a survey that's not accurate so um yeah I agree with you on that so.

1778

03:20:03.930 --> 03:20:07.650

Larry Ruisi: And unfortunately server to just make mistakes and.

1779

03:20:08.040 --> 03:20:14.280

Larry Ruisi: You know his role as rolling can attest to i've been a victim of that and it had a big impact.

1780

03:20:14.910 --> 03:20:23.190

Larry Ruisi: On on the construction of my house, so I mean I think my point is, we need to put whatever checks and balances, we have into place but.

1781

03:20:23.610 --> 03:20:39.450

Larry Ruisi: But I think joe's right in some sense, you know, the end of the day, we are going to be relying on these professionals so it's unfortunate but mistakes may happen, but can, what can we do to kind of limit those really is really the question.

1782

03:20:40.770 --> 03:20:46.830

Christopher Carthy: Well, again Larry there's one thing that didn't happen tonight on that play it was no reference to.

1783

03:20:46.890 --> 03:20:49.350

Larry Ruisi: Try no, I agree with your point, Chris.

1784

03:20:49.410 --> 03:20:51.150

Christopher Carthy: Okay, and that's an important point.

1785

03:20:52.620 --> 03:20:54.390

Larry Ruisi: Right i'm sorry to kind of go around I.

1786

03:20:55.020 --> 03:20:57.120

Jim Jensen: Know i'm really glad you brought it up, because he.

1787

03:20:57.480 --> 03:20:57.930

Christopher Carthy: gets it.

1788

03:20:58.050 --> 03:20:59.640

Jim Jensen: yeah yeah there's a.

1789

03:21:00.120 --> 03:21:01.230

Jim Jensen: there's all of this third.

1790

03:21:01.230 --> 03:21:05.610

Jim Jensen: party data that's available electronically, you can pull sources of information to help.

1791

03:21:06.150 --> 03:21:12.000

Jim Jensen: You know and it's good for applicants, because it allows them to do preliminary planning and they can do it quickly come up with an idea scheme.

1792

03:21:12.540 --> 03:21:20.340

Jim Jensen: But you can't rely you shouldn't rely upon those things if you're now going to actually build it, you need to spend the extra effort and have a.

1793

03:21:21.060 --> 03:21:30.960

Jim Jensen: survey or tie it to the external world both you know vertically and horizontally there's a lot riding on it like you'd like you said Larry when things go wrong.

1794

03:21:32.130 --> 03:21:33.060

Christopher Carthy: I agree with you, Jim.

1795

03:21:33.720 --> 03:21:41.040

Roland Baroni: How old how old can a survey be and be referenced on a cycling.

1796

03:21:42.090 --> 03:21:47.670

Larry Ruisi: Well, this one was before the development of the other two houses that's that's that's a red flag.

1797

03:21:47.700 --> 03:21:54.480

Adam Kaufman: yeah I think you just have to use what's changed around it and on the property to know if it's reasonable to use or not.

1798

03:21:55.740 --> 03:21:56.160

Roland Baroni: yeah.

1799

03:21:57.600 --> 03:21:58.410

Jim Jensen: But it isn't our.

1800

03:21:58.680 --> 03:22:00.990

Jim Jensen: Our ordinances are silent on that right they don't.

1801

03:22:01.440 --> 03:22:03.330

Jim Jensen: They don't is there an opportunity to fix that.

1802

03:22:04.980 --> 03:22:06.750

Adam Kaufman: Well, what would we fix it to say.

1803

03:22:06.960 --> 03:22:18.450

Jim Jensen: That is there is much like that the tree thing that there are have other municipalities adopted, you know standards, it had to be done i've seen things were had to be done within two years that'd be done within three years, it had.

1804

03:22:18.690 --> 03:22:26.970

Adam Kaufman: Why would you make someone Why would you pick an arbitrary number and make someone doing to survey if they can use a three year old survey and nothing's changed.

1805

03:22:27.690 --> 03:22:29.100

Jim Jensen: yeah i'm just wondering how you.

1806

03:22:29.250 --> 03:22:30.120

Adam Kaufman: yeah well.

1807

03:22:30.990 --> 03:22:33.210

Roland Baroni: possible to know that nothing's changed.

1808

03:22:33.660 --> 03:22:34.650

Adam Kaufman: who's responsible.

1809

03:22:35.310 --> 03:22:37.320

Roland Baroni: Who is going to be responsible.

1810

03:22:37.740 --> 03:22:49.050

Adam Kaufman: yeah I think that's the design professional right they're going to say i've got this survey from 20 years ago and it's still accurate or no client you've got to go get a new new survey this isn't accurate any longer.

1811

03:22:49.380 --> 03:23:00.360

Larry Ruisi: You know I I know from building and other areas that if you if you go before, whatever the appropriate board is using an up to date survey you can't build without an.

1812

03:23:00.360 --> 03:23:06.420

Larry Ruisi: update survey and some other municipalities, and that means if somebody survey did five years ago.

1813

03:23:06.810 --> 03:23:17.490

Larry Ruisi: They need to update it right, then maybe nothing changes after go out look at it, but in most in in one municipality that i'm thinking of you can't even start to build without an up to date survey.

1814

03:23:19.800 --> 03:23:28.200

Christopher Carthy: I mean, I mean I tell you it pulls perfection I walked on to a site and I first thing I said to them, they pull out a survey that's folded in half.

1815

03:23:28.770 --> 03:23:39.450

Christopher Carthy: And I just say Look, we need to get a new survey we're not even we can't work with that and we need a topographical survey and we need a CAD survey, regardless of what they have I do, that all the time.

1816

03:23:40.530 --> 03:23:48.300

Christopher Carthy: But I think one thing you certainly look for when you go on to a site is has there been a change, or is there a change.

1817

03:23:49.050 --> 03:24:01.230

Christopher Carthy: on that site done something to change something that I think that change needs to be reflected on the survey, whereas if there's been no change in the survey is five years old, but you know.

1818

03:24:01.740 --> 03:24:10.020

Christopher Carthy: delicious whatever they built a pool five years ago it was good survey, then I think that survey can still do the job.

1819

03:24:10.380 --> 03:24:10.650

yeah.

1820

03:24:15.090 --> 03:24:16.680

Jim Jensen: what's what's being used for.

1821

03:24:19.260 --> 03:24:33.810

Christopher Carthy: Again, I think we just I still think we've solved the problem tonight, which is you know, certainly we we can look for identification of where the toes been captured and that will help us in the future.

1822

03:24:35.250 --> 03:24:38.280

Jim Jensen: Can we insist upon serving future applications.

1823

03:24:40.080 --> 03:24:41.580

Christopher Carthy: And we insist upon a survey.

1824

03:24:41.610 --> 03:24:43.110

Jim Jensen: By survey yeah so.

1825

03:24:44.880 --> 03:24:49.230

Christopher Carthy: When they build a site plan they build that upon like you say a base math right.

1826

03:24:49.680 --> 03:25:00.540

Christopher Carthy: Now, the problem is it's very possible that the base map that was created tonight was created from westchester county GIS as opposed to a survey based map but.

1827

03:25:00.600 --> 03:25:08.790

Jim Jensen: Most professionals, if you ask them if you want to reuse up a map from several years ago you approach them, they say, well, let me go out there and verify that still.

1828

03:25:08.790 --> 03:25:19.680

Larry Ruisi: Accurate exactly right exactly right whether it's two years old or five years old, the same survey can go out and basically updated and sign off on and i've i've seen that done it i've done it.

1829

03:25:20.670 --> 03:25:29.310

Roland Baroni: that's what they do in real estate closings they most often the title company sends out a survey or brings it up to date by inspection.

1830

03:25:32.940 --> 03:25:34.440

Roland Baroni: that's how they recertified.

1831

03:25:36.090 --> 03:25:37.290

Roland Baroni: To the next owner.

1832

03:25:44.100 --> 03:25:44.520

Christopher Carthy: So.

1833

03:25:45.540 --> 03:26:03.600

Christopher Carthy: I think, Jim what you're getting at is there something procedural that we can get to that would eliminate this problem from happening again right and Adam and Joe why don't you just think

about that and come back to the planning board with your thoughts on that okay.

1834

03:26:05.160 --> 03:26:09.990

Joe Cermele: All right, and while we're at it, the same consultant is working across the street.

1835

03:26:10.080 --> 03:26:10.650

Christopher Carthy: Yes.

1836

03:26:10.710 --> 03:26:17.550

Joe Cermele: We want to preempt their visit to the board with a cautionary update your survey before you come back.

1837

03:26:17.700 --> 03:26:19.530

Roland Baroni: Yes, yeah.

1838

03:26:20.310 --> 03:26:21.150

Christopher Carthy: We know.

1839

03:26:25.050 --> 03:26:36.990

Christopher Carthy: For sure, and you know just remind you we're going to read, if we can we're going to try to reach out to that neighbor the new name and the new owner or the old owner and see if we can get permission to survey design your will try to do that.

1840

03:26:38.640 --> 03:26:39.060

Christopher Carthy: All right.

1841

03:26:40.080 --> 03:26:41.070

Christopher Carthy: good job.

1842

03:26:42.390 --> 03:26:44.160

Christopher Carthy: Okay, so I think we're done.

1843

03:26:46.320 --> 03:26:49.710

Christopher Carthy: yep alright so i'll make a motion to close the planning board meeting.

1844

03:26:50.220 --> 03:26:50.760

Second.

1845

03:26:52.110 --> 03:26:52.770
Christopher Carthy: All in favor.

1846
03:26:53.100 --> 03:26:53.730
Michael Pollack: Aye Aye.

1847
03:26:54.360 --> 03:26:55.170
Christopher Carthy: goodnight everyone.

1848
03:26:56.070 --> 03:26:56.670
goodnight.