

WEBVTT

1

00:00:00.930 --> 00:00:02.610

Christopher Carthy: pool is definitely full air.

2

00:00:03.540 --> 00:00:04.620

Larry Ruisi: Okay, Chris Yes it.

3

00:00:04.620 --> 00:00:07.140

Christopher Carthy: is a good thing too, by the way.

4

00:00:07.740 --> 00:00:08.670

Christopher Carthy: I like that full.

5

00:00:08.790 --> 00:00:09.269

The warning.

6

00:00:11.040 --> 00:00:11.340

Larry Ruisi: Okay.

7

00:00:11.759 --> 00:00:12.240

alright.

8

00:00:13.320 --> 00:00:18.810

Christopher Carthy: Okay alright so good evening, ladies and gentlemen, welcome to the board meeting of.

9

00:00:19.950 --> 00:00:32.550

Christopher Carthy: April 26 we have a long meeting this evening, so we have with us this evening planning board member Steve sorrow Jim jetson Larry Ruiz, he Michael pollock.

10

00:00:33.750 --> 00:00:42.900

Christopher Carthy: And my name is Chris Carthy we have town planner Adam Calvin town engineered Joe tremelling town consulting attorney.

11

00:00:43.380 --> 00:00:54.000

Christopher Carthy: rolling maroney town planning board Secretary Valerie does a Mon, and especially thankful to Jane blackout conservation board member for being with us this evening Jane thanks for being here.

12

00:00:55.380 --> 00:01:05.400

Christopher Carthy: So, with all that said, the first thing on the agenda for this evening is the approval of minutes for the April 12 2021 meeting.

13

00:01:07.140 --> 00:01:12.180

Christopher Carthy: Does anyone want to make any comments about that or when someone like to make a motion to approve those minutes.

14

00:01:14.310 --> 00:01:15.210

Steven Sauro: I have no comments.

15

00:01:16.590 --> 00:01:17.310

Larry Ruisi: i'm playing with them.

16

00:01:18.300 --> 00:01:22.830

Steven Sauro: Okay i'll make a motion to approve them and i'll make a motion to approve the Minutes of April 12.

17

00:01:25.170 --> 00:01:25.860

Steven Sauro: Any second.

18

00:01:26.760 --> 00:01:28.260

Steven Sauro: Second, oh.

19

00:01:30.060 --> 00:01:30.300

Steven Sauro: hi.

20

00:01:30.720 --> 00:01:42.000

Christopher Carthy: hi Thank you so ladies, gentlemen we're going to do now is going to the discussion section of the planning board meeting the public hearings were going to lead to seven o'clock.

21

00:01:42.360 --> 00:01:47.970

Christopher Carthy: The cost the notices indicated that meeting with started seven meeting and starting at six tonight.

22

00:01:48.570 --> 00:01:55.350

Christopher Carthy: So the first item, when the discussion with them will come back to those public hearings and 7pm the first item on the.

23

00:01:55.830 --> 00:02:08.520

Christopher Carthy: Discussion list was joined by the applicant so we'll go to the second item which is 345 Main Street and that's the weapon will hills Hoa wants to talk to us about planning things in threes.

24

00:02:09.210 --> 00:02:12.660

Adam Kaufman: You know they're they're not here, so I guess i'll make the presentation.

25

00:02:12.690 --> 00:02:13.470

Adam Kaufman: Good for them.

26

00:02:13.770 --> 00:02:14.730

Christopher Carthy: Pretty straightforward.

27

00:02:15.000 --> 00:02:15.720

Adam Kaufman: I think so.

28

00:02:18.720 --> 00:02:20.760

Adam Kaufman: Okay, just give me a SEC to.

29

00:02:21.780 --> 00:02:22.410

set this up.

30

00:02:23.490 --> 00:02:41.070

Adam Kaufman: Okay, so the It appears that a neighboring property owner removed several trees from the web, or will hills property it's adjacent to log cabin way that goes up to the gate house and into the development, so if you were traveling from older.

31

00:02:42.570 --> 00:03:00.330

Adam Kaufman: up the Hill, this would be to your left on that, on the bottom of that hillside going up into the development, I think the building department issued several or a few violations about the tree removal, because there was no approval weapon will hills, as the owner of the property.

32

00:03:01.380 --> 00:03:16.620

Adam Kaufman: received those notices, and they are now presenting the tree removal permanent request to the planning board and for replanting the area where the vegetation was removed, you can see that on on the plan.

33

00:03:19.110 --> 00:03:22.440

Adam Kaufman: specific comments I didn't have too many, but let me.

34

00:03:27.090 --> 00:03:43.530

Adam Kaufman: So, essentially, it is the removal of 123456 710 trees and a mitigation plan of about the same being proposed in that area and that consists of smaller.

35

00:03:44.460 --> 00:03:57.810

Adam Kaufman: Red maple sugar maples and pin oaks which seems reasonable they're smaller material because it's difficult to get into that bottom area from the Hoa is property.

36

00:03:59.820 --> 00:04:01.140

Adam Kaufman: I think we have some pictures.

37

00:04:06.330 --> 00:04:07.320

Adam Kaufman: yeah so.

38

00:04:08.820 --> 00:04:11.100

Adam Kaufman: So that's how the area was cleared.

39

00:04:25.500 --> 00:04:27.960

Adam Kaufman: Any thoughts yeah.

40

00:04:28.800 --> 00:04:30.060

Christopher Carthy: I have to know this.

41

00:04:31.410 --> 00:04:36.630

Christopher Carthy: very, very well and so i'm curious, first of all, was it the was it the.

42

00:04:38.520 --> 00:04:44.970

Christopher Carthy: wants to take down by the Community of horrible hills or the adjacent Community um.

43

00:04:45.030 --> 00:04:51.930

Adam Kaufman: I think it was a one property owner in the adjacent communities at least that's what the Hoa is telling you.

44

00:04:53.310 --> 00:05:00.690

Christopher Carthy: So the so the neighbor so that other Community Member literally went on to the property and took those streets down.

45

00:05:00.930 --> 00:05:01.500

Correct.

46

00:05:09.300 --> 00:05:23.910

Christopher Carthy: I guess, I really would like the opinion of the board in terms of the quality of the mitigation plan, I think the quality of the mitigation plan should be stellar in this case, everything should be, you know as good as it can be.

47

00:05:29.010 --> 00:05:45.120

Jim Jensen: Well, I noticed Christopher just looking at the the application that I get some of the species are no longer available which I don't i'm not an arborist I don't have a really extensive background tree planting so I was confused, it seems like there was some mature species that are.

48

00:05:46.350 --> 00:05:50.700

Jim Jensen: They had to do some sort of substitution, because what was removed it's no longer possible to purchase.

49

00:05:51.930 --> 00:05:54.930

Jim Jensen: I don't know what that means in terms of the you know.

50

00:05:56.400 --> 00:05:57.360

Adam Kaufman: which were removed aren't.

51

00:05:57.750 --> 00:05:59.160

Adam Kaufman: really great trees.

52

00:05:59.400 --> 00:06:01.620

Adam Kaufman: Okay, certainly the hickory is are fine.

53

00:06:03.240 --> 00:06:08.370

Adam Kaufman: But replacing them with maples and sugar maples and pin oaks is I don't have any objection to that.

54

00:06:12.690 --> 00:06:15.990

Christopher Carthy: What about Are they in proposing do any greeting.

55

00:06:16.020 --> 00:06:19.200

Adam Kaufman: With those three pointers no I think there's just.

56

00:06:19.620 --> 00:06:19.980

No.

57

00:06:21.630 --> 00:06:22.020

Christopher Carthy: Okay.

58

00:06:24.480 --> 00:06:36.450

Jim Jensen: Do we need to have it is there an issue over I know we've had issues in the past, where you know, trying to replant on Jason property over access for watering or access for landscaping or fertilizing them.

59

00:06:37.740 --> 00:06:38.820

Jim Jensen: Will that be an issue here.

60

00:06:38.970 --> 00:06:42.510

Adam Kaufman: Now they're not they're not crossing into anyone else's property okay.

61

00:06:43.200 --> 00:06:45.600

Jim Jensen: they'll be able to maintain them, then the Hoa.

62

00:06:45.780 --> 00:07:04.830

Adam Kaufman: Difficult down there, I mean I think there's a much higher likelihood of survival by planting these smaller trees so bigger you know, three three and a half tree, then yes, you have to take much better care of it, the smaller trees, hopefully give it a better chance of survival.

63

00:07:05.460 --> 00:07:08.220

Jim Jensen: Is it possible, having an accommodation or or.

64

00:07:09.570 --> 00:07:12.780

Jim Jensen: You know, to to facilitate watering or providing water to the site.

65

00:07:14.850 --> 00:07:17.700

Adam Kaufman: yeah just not that familiar with what their plans are.

66

00:07:18.360 --> 00:07:24.150

Christopher Carthy: Jim these trees are being planted by the Hoa mommy our own property it's.

67

00:07:24.510 --> 00:07:25.530

Christopher Carthy: A neighbor who took the.

68

00:07:25.680 --> 00:07:28.110

Christopher Carthy: trees down but, but the.

69

00:07:29.190 --> 00:07:31.050

Christopher Carthy: But the Hoa is one who's now.

70

00:07:32.280 --> 00:07:34.860

Christopher Carthy: handling the mitigation Do you understand what i'm getting it.

71

00:07:35.100 --> 00:07:41.580

Jim Jensen: I do, I just wanted like if the Hoa doesn't have it, I don't know what the areas irrigated or not, if they have access to wall.

72

00:07:41.760 --> 00:07:44.010

Adam Kaufman: No, no it's not a main tickets it's woods.

73

00:07:44.250 --> 00:07:44.610

Okay.

74

00:07:47.010 --> 00:07:49.950

Christopher Carthy: I mean it's it goes down into IP no it's not.

75

00:07:50.040 --> 00:07:50.970

Joe Cermele: No it's not a while and.

76

00:07:51.240 --> 00:07:52.650

Christopher Carthy: Then I thought Okay, no.

77

00:07:54.210 --> 00:08:01.290

Joe Cermele: The only thing we thought they might want to consider as they mentioned their application they wanted some screening from the joining property so.

78

00:08:02.220 --> 00:08:11.730

Joe Cermele: i'm fine with the plan as its proposed but we thought they might want to consider some evergreens you know, maybe something with the planting with some evergreens just to give some year round, privacy, but.

79

00:08:13.650 --> 00:08:21.600

Joe Cermele: i'll leave that to them, and my opinion, I think the plan thing is fine it's unfortunate what happened and they're kind of left holding the bag here, you know.

80

00:08:23.190 --> 00:08:31.110

Steven Sauro: quick questions they don't maybe this is maybe I shouldn't be asking is but they know who's who did it and why why don't they have any recourse in the people who did this.

81

00:08:32.490 --> 00:08:38.730

Adam Kaufman: To my understanding that they're trying to get that recourse with that Jason property owner.

82

00:08:39.240 --> 00:08:48.270

Steven Sauro: Okay, and I, and I agree with both Joe and Chris I think it should be more robust, I do think they should be putting evergreens in there as to supplement what's there.

83

00:08:48.450 --> 00:08:50.280

Steven Sauro: As the supplement with the plan states.

84

00:08:52.650 --> 00:08:58.140

Christopher Carthy: Because Steve that adds to the week course the Hoa me.

85

00:08:58.590 --> 00:08:59.730

Christopher Carthy: Correct yeah.

86

00:08:59.760 --> 00:09:02.520

Christopher Carthy: Correct you Steve I that's how I think it as well.

87

00:09:02.940 --> 00:09:07.680

Steven Sauro: Just yeah i'm not i'm not gonna limp into this remediation go after it.

88

00:09:08.070 --> 00:09:11.940

Christopher Carthy: Correct I agree with you that's That was where my line of thought was.

89

00:09:12.060 --> 00:09:18.120

Steven Sauro: And I agree, so I think it should be more robust like you had said, and I agree with the evergreen screening, in addition to what's proposed.

90

00:09:20.520 --> 00:09:32.010

Steven Sauro: And i'll leave that up to Adam or Joe whoever wants to you know, be the arbiter of that I can I can yield to the town plant, the professionals to uh I don't think it has to come back here but i'm trying to say if necessary.

91

00:09:32.670 --> 00:09:38.070

Christopher Carthy: I mean Joe what we're saying is let's include their evergreens in the plane and.

92

00:09:39.090 --> 00:09:42.000

Christopher Carthy: You know, they can handle it similarly if they choose to handle it.

93

00:09:44.130 --> 00:09:45.840

Christopher Carthy: Does that make sense for what's angel.

94

00:09:46.620 --> 00:09:47.190

Joe Cermele: yeah I understand.

95

00:09:48.810 --> 00:09:55.770

Adam Kaufman: But we got we've got a schedule the you know to residential site plan so we've got to schedule the neighbor notification meeting so it's coming back.

96

00:09:55.770 --> 00:09:56.550

Christopher Carthy: So I.

97

00:09:56.610 --> 00:09:57.660

Adam Kaufman: will give them their.

98

00:09:58.560 --> 00:10:00.660

Adam Kaufman: marching orders and you know.

99

00:10:01.920 --> 00:10:07.500

Adam Kaufman: Then the next time they come back, we could be ready to approve it with the revised plan all right good.

100

00:10:08.190 --> 00:10:08.790

Christopher Carthy: Thank you.

101

00:10:15.450 --> 00:10:23.820

Christopher Carthy: So, the next item on the agenda at 6:15pm is eagle rich three North Castle drive.

102

00:10:40.620 --> 00:10:40.950

Adam Kaufman: frank.

103

00:10:42.090 --> 00:10:43.170

Kory Salomone: frank should be here yeah.

104

00:10:43.530 --> 00:10:44.250

Adam Kaufman: Okay, this.

105

00:10:52.560 --> 00:10:52.890

Adam Kaufman: Okay.

106

00:10:54.090 --> 00:10:59.850

Kory Salomone: All right, good evening everybody corey salamone here, trying to be half of mad Madonna Armand can connection with the ego rich project.

107

00:11:01.470 --> 00:11:19.320

Kory Salomone: As we said frank Madonna is here with us this evening, as is our project engineer Ralph Alphonse eddie and we're here tonight referral from the town board in connection with our petition to amend the Ob ah zoning and and float the senior housing floating zone on the subject, property.

108

00:11:20.430 --> 00:11:32.100

Kory Salomone: So, as you will recall the subject property is located at three North Castle Dr approximately 32 acres and located in the Ob H zoning district.

109

00:11:32.790 --> 00:11:43.710

Kory Salomone: And when we initially submitted our petition back in March of 18 and we had been referred you once before we came before you with a 97 room hotel.

110

00:11:44.220 --> 00:11:51.630

Kory Salomone: 60 912 and three bedroom apartments above the hotel and 94 town houses that were not age restricted.

111

00:11:52.530 --> 00:12:01.260

Kory Salomone: And since that time we've gone through the the secret process completed the DEA is FDA is working on the environmental finding statement now.

112

00:12:01.950 --> 00:12:10.440

Kory Salomone: and based on comments we received from the town Board and the public, we have significantly revised the plan from what you initially saw.

113

00:12:11.400 --> 00:12:28.740

Kory Salomone: The plan that we're proposing now includes 115 key hotel that includes 135 seat restaurant 45 seat bar and meeting space for up to 100 people that's located it'll be on approximately 10 and a half acres.

114

00:12:30.990 --> 00:12:45.810

Kory Salomone: And then we're proposing to float the senior housing housing zone on the on the balance of the property approximately 22 acres and that's 72 townhomes 65 will be market and seven will be.

115

00:12:47.280 --> 00:12:52.410

Kory Salomone: fsh units so in connection with that I submitted to you.

116

00:12:53.040 --> 00:13:02.520

Kory Salomone: But before we get to the zoning you know I thought it'd be helpful to give you guys just a feel of what it looks like we've prepared a 3D visualization that Ralph will.

117

00:13:03.090 --> 00:13:19.560

Kory Salomone: run for you, and this is just more for massing and getting a sense of what we're proposing but not, you know there's no real landscaping here the buildings are in skins yet so this isn't it's not, for you know architectural appearance or aesthetics, but just to get a sense of of the massive.

118

00:13:20.730 --> 00:13:25.320

Ralph Alfonzetti: Alright, so i'll play this hopefully it runs okay can everyone see that.

119

00:13:25.710 --> 00:13:27.210

Yes, okay.

120

00:14:43.980 --> 00:14:47.010

Kory Salomone: So I know that many of you had the opportunity to.

121

00:14:48.090 --> 00:14:57.090

Kory Salomone: come to the balloon test that we did, and so we have some renderings as well if you the board, would like to see the different visuals that we prepared as well.

122

00:14:59.010 --> 00:14:59.490

Christopher Carthy: Please.

123

00:15:00.180 --> 00:15:01.380

Kory Salomone: refer to pull this up, please.

124

00:15:01.710 --> 00:15:03.390

Ralph Alfonzetti: yup just give me a moment.

125

00:15:27.000 --> 00:15:27.630

Ralph Alfonzetti: Give me a moment.

126

00:15:40.080 --> 00:15:41.160

Ralph Alfonzetti: hey can everyone see that.

127

00:15:45.300 --> 00:15:47.580

Kory Salomone: that's what you go to the first image, please.

128

00:15:55.290 --> 00:16:06.630

Kory Salomone: So this is taken from right around shriver's looking towards the project site, you know and as you can see there's virtually you can't see it from here, no impact.

129

00:16:07.650 --> 00:16:08.550

Kory Salomone: that's one Ralph please.

130

00:16:16.740 --> 00:16:28.020

Kory Salomone: This was taken from the library and, as you can see, you could barely see a little bit popping up and, obviously, as you see there's no no leaves on the trees, or anything and we haven't done any of our planting on the site yet.

131

00:16:29.460 --> 00:16:30.360

Kory Salomone: scroll the next, please.

132

00:16:37.710 --> 00:16:40.230

Kory Salomone: Again similar along Main Street from main and can't.

133

00:16:41.700 --> 00:16:48.810

Kory Salomone: can't see anything go ahead and if anyone has any questions, but any of these images or wants us to stop longer please, by all means.

134

00:16:51.120 --> 00:17:01.650

Kory Salomone: So this is a drone image taken from you know roughly above the eagle you can see the the eagle here, but right at a mainstream 22 the area.

135

00:17:02.700 --> 00:17:03.420

Kory Salomone: that's what real.

136

00:17:08.640 --> 00:17:10.320

Kory Salomone: So this is headed South on.

137

00:17:11.400 --> 00:17:18.270

Kory Salomone: Just before the light at the intersection of main they're looking in as you see here, you can see the hotel.

138

00:17:26.310 --> 00:17:28.440

Kory Salomone: Another area, you can just keep going Ralph please.

139

00:17:35.430 --> 00:17:38.970

Kory Salomone: use another area from the Community park keep going by this one, please.

140

00:17:44.280 --> 00:17:47.610

Kory Salomone: can use zoom in a little to that one that's shrunk for some reason, please.

141

00:17:50.310 --> 00:18:07.470

Kory Salomone: So this is taken from the Community park from the ball, one of the ball fields leaves off all the trees that, as you can see, you really can't see any of the townhouses peeking through and without any of our plantings put in you do see.

142

00:18:08.760 --> 00:18:12.720

Kory Salomone: Level two and Level three of the hotel just peeking through those trees.

143

00:18:15.510 --> 00:18:16.290

Frank: Pre landscape.

144

00:18:17.070 --> 00:18:19.470

Kory Salomone: Pre landscaping and no leaves on the trees yeah.

145

00:18:24.480 --> 00:18:26.280

Kory Salomone: We got the zoom back out.

146

00:18:37.650 --> 00:18:38.700

Kory Salomone: There you can go to the next one.

147

00:18:39.930 --> 00:18:40.470

Kory Salomone: Please.

148

00:18:54.780 --> 00:18:55.500

Kory Salomone: Again this is.

149

00:18:57.210 --> 00:18:57.870

Kory Salomone: Where to go.

150

00:19:03.360 --> 00:19:14.310

Kory Salomone: So this is from the parking lot in the Community park looking up towards where the town houses are and you could see rob you could just highlight with your cursor there's some words peeking through just a little bit.

151

00:19:16.650 --> 00:19:18.330

Kory Salomone: Then the next one, please.

152

00:19:27.090 --> 00:19:32.160

Kory Salomone: This is from the track at the Community park and again just barely peeking through the trees.

153

00:19:34.230 --> 00:19:35.760

Kory Salomone: So the last one, are we have a more.

154

00:19:36.270 --> 00:19:37.140

Ralph Alfonzetti: that's last one.

155

00:19:37.170 --> 00:19:38.070

Kory Salomone: that's the last one.

156

00:19:40.950 --> 00:19:46.560

Kory Salomone: So with that we can take your questions, we can walk through the proposed zoning.

157

00:19:47.670 --> 00:19:50.220

Kory Salomone: At your at your pleasure.

158

00:19:55.800 --> 00:20:01.620

Christopher Carthy: Actually board members i'm okay with him walking through the proposed zoning I think that would be useful for us do that as well.

159

00:20:03.720 --> 00:20:03.990

alright.

160

00:20:05.610 --> 00:20:09.150

Kory Salomone: So Ralph do you have that you have the zoning or no.

161

00:20:10.740 --> 00:20:11.340

Ralph Alfonzetti: Let me see.

162

00:20:12.090 --> 00:20:18.330

Kory Salomone: Because, if you do pull it up, but you know, as you know, the we'll start with the rfs ch floating zone.

163

00:20:19.740 --> 00:20:32.910

Kory Salomone: The vast majority of those vulcan area regs are set by the town board at the time that they place the zone, the one constant is the maximum building height, which is two and a half stories and.

164

00:20:32.970 --> 00:20:35.460

Ralph Alfonzetti: 30 I do not, I do not have, if you want to pull it up.

165

00:20:36.960 --> 00:20:38.010

Kory Salomone: hang on.

166

00:20:39.210 --> 00:20:41.820

Kory Salomone: Sure, if you want to stop your screen share yep.

167

00:21:01.080 --> 00:21:08.700

Kory Salomone: So, as I said, maximum building height is two and a half stories 30 feet, we will be sticking within that range.

168

00:21:10.020 --> 00:21:20.610

Kory Salomone: The maximum flir is a range of point 152 point four, and so we come in with our 72 townhouses at a point three.

169

00:21:21.720 --> 00:21:25.920

Kory Salomone: The minimum lot area we've made 15 acres we have over 20.

170

00:21:26.940 --> 00:21:42.480

Kory Salomone: lot frontage is 500 with this 500 depth is 500, and so the setbacks, we were doing obviously just from the perimeter of the development so for our front yard to North Castle drive we have 30 feet.

171

00:21:43.800 --> 00:21:52.650

Kory Salomone: The side yard, we have it set at 30 feet, that would be it's 30 feet towards the hotel development and 60 feet on the IBM side.

172

00:21:53.820 --> 00:22:13.800

Kory Salomone: And then we're 175 feet away from the Community Park, the minimum bedroom sizes are already set at 800 and 1000 and then we can't have more than two bedrooms in any of these units So these are two bedroom age restricted units.

173

00:22:15.120 --> 00:22:19.620

Kory Salomone: Do we want to talk a little bit more about that one Ralph to pull up the record, I guess, I can pull up a plan.

174

00:22:24.630 --> 00:22:30.960

Larry Ruisi: For you, is the is the square footage of the two bedroom townhomes going to be 1000 feet, that I read that correctly a bike.

175

00:22:32.130 --> 00:22:36.810

Kory Salomone: No, no i'm sorry the That was the minimum that they could be.

176

00:22:38.250 --> 00:22:38.760

Kory Salomone: 1000.

177

00:22:39.510 --> 00:22:41.760

Kory Salomone: Know they're going to be significantly larger than.

178

00:22:42.000 --> 00:22:44.010

Larry Ruisi: Do we do we know what they're going to be at this point.

179

00:22:44.490 --> 00:22:45.810

Kory Salomone: frank, you want to speak to that, please.

180

00:22:46.620 --> 00:22:52.710

Frank: yeah in in total, with a two car garage they're going to be approximately 30 250 square feet.

181

00:22:53.820 --> 00:22:54.690

Larry Ruisi: With the garage.

182

00:22:54.840 --> 00:22:55.320

Yes.

183

00:22:57.180 --> 00:23:09.330

Frank: So you can configure about 27 2800 square feet of space two bedrooms first for master bedroom suite second floor master bedroom and then a office Dan open loft.

184

00:23:13.770 --> 00:23:16.770

Larry Ruisi: Okay, and all of them are two two levels now three levels right.

185

00:23:17.100 --> 00:23:18.120

Frank: Well, to love's yes.

186

00:23:18.990 --> 00:23:20.520

Larry Ruisi: Nothing goes below the surface.

187

00:23:21.540 --> 00:23:24.990

Frank: Now, well, I mean, some of them will have basements but there's I mean we're not you know.

188

00:23:25.050 --> 00:23:26.220

Larry Ruisi: you're not you're not.

189

00:23:26.250 --> 00:23:26.520

Frank: finished.

190

00:23:26.820 --> 00:23:29.100

Larry Ruisi: not finished fitting those out okay thanks.

191

00:23:32.700 --> 00:23:40.260

Kory Salomone: So just to touch on Adams memo with respect to the arm fish zoning he had some suggestions.

192

00:23:41.220 --> 00:23:50.040

Kory Salomone: That we add a little specificity, that we have to be you know no closer than 80 feet to a private road hundred and 75 feet from a public park and 300 feet.

193

00:23:50.700 --> 00:23:56.460

Kory Salomone: From a State road and we generally have no issues with his suggestions, the only thing that I will note.

194

00:23:57.240 --> 00:24:05.520

Kory Salomone: Is that here we're over 80 feet from North Castle drive and so we're operating under the assumption that, as you get to the game House here.

195

00:24:05.760 --> 00:24:22.290

Kory Salomone: The private road kind of stops at the gate house and where this townhouse is at 40 feet that's more towards the you know, an IBM parking lot so so long as everyone's comfortable with that sort of understanding we're fine with his suggestions of being 80 feet from a private road.

196

00:24:27.720 --> 00:24:31.740

Christopher Carthy: I mean, I think your landscape plan would be very important to that point to.

197

00:24:33.780 --> 00:24:50.490

Kory Salomone: 100% and in the deed when we took title from IBM they're very concerned with the landscaping up there, so they actually have a you know before we submit to your board for our site plan approval, they have some approval jurisdiction to bless that landscaping plan.

198

00:24:53.160 --> 00:24:53.700

Kory Salomone: But we.

199

00:24:54.810 --> 00:24:58.410

Frank: And so, does so does a planning, but when we come back to site plan approval as well.

200

00:24:58.920 --> 00:25:04.470

Kory Salomone: yeah that's what I prefaced with yeah before you know just IBM first and then beef that's before we get to the planning board.

201

00:25:05.010 --> 00:25:19.620

Kory Salomone: Right um, you know as this plan is being developed we don't actually have our landscape architect is working on that landscaping plan right now for this revised plant is this just you know came about in the last few months, as we were finalizing the FDA is.

202

00:25:20.250 --> 00:25:27.570

Frank: But it is very comparable to the E, F G is plan the perimeter landscaping plan that we had also prior.

203

00:25:28.740 --> 00:25:34.470

Christopher Carthy: Korea is it possible they're going to make you take those that pointing it out, or that line that first strip out.

204

00:25:35.790 --> 00:25:47.430

Kory Salomone: The first strip absolutely not because we had to be set back a certain distance and we are set back that distance and I don't be honest with you know I don't see I don't see that happening.

205

00:25:47.700 --> 00:25:51.450

Christopher Carthy: Okay, so you don't see that happening, but you see the corner unit is being vulnerable.

206

00:25:52.080 --> 00:25:53.700

Kory Salomone: The corner unit could be vulnerable.

207

00:25:55.470 --> 00:25:56.040

Kory Salomone: It could be.

208

00:25:57.300 --> 00:26:08.040

Kory Salomone: Again, this is what you see now, this is the landscape plan that was done in connection with our initial preferred plan and the FDA is, which also contained.

209

00:26:08.610 --> 00:26:19.470

Kory Salomone: And I think 50 condos in a separate building but that's since been abandoned now into the plan that you see before you is what we're going for it out this plan here.

210

00:26:20.070 --> 00:26:24.240

Christopher Carthy: You know i'd like to ask you why the senior floating zone.

211

00:26:26.400 --> 00:26:38.070

Christopher Carthy: Why, why is that better for the town of North Castle, I mean I realized that the town board you presenting that to the town board, but it also looking at the comprehensive plan and thinking about it.

212

00:26:39.570 --> 00:26:56.130

Christopher Carthy: i'm conflicted as to why it's better for the town of North Castle to make this strictly a senior housing, as opposed to allow for diversity in the housing and which would be create better market value for the units, I think, and.

213

00:27:01.590 --> 00:27:08.610

Christopher Carthy: Provide providing for a little bit more diversity in the Community so i'm wondering what the advantages to the senior overlay.

214

00:27:10.860 --> 00:27:21.330

Frank: Well, you know one thing that the town board or recent past town board in the past, created that Sheena housing floating zone, because they wanted to promote housing for their aging population.

215

00:27:21.720 --> 00:27:30.600

Frank: is a tremendous market for that aging population people that have lived in town raise their families in town have been here for you know generations and they're looking to downsize.

216

00:27:30.990 --> 00:27:39.090

Frank: But there's no way for them to go and be able to stay locally right so that's you know that that's a major marketing aspect for this project we.

217

00:27:39.480 --> 00:27:56.040

Frank: We feel, will be very successful I mean there's a lot of people in town that that's waiting for this project to come to fruition in order to do that and downsize and stay in the area and especially for the fact that the you know the housing type in this town, which was really.

218

00:27:57.540 --> 00:28:04.650

Frank: heavily built around the late 90s early 2000s where those larger 456 7000 square foot homes and.

219

00:28:05.040 --> 00:28:18.210

Frank: Most people have never lived there for 20 years plus raise their families, and they want to stay in the area and downsize and still be

comfortable in their living situation in a townhouse and not you know, an apartment or something small so we find it to be a very.

220

00:28:19.950 --> 00:28:31.110

Frank: Project that's in very high demand, you know the town would obviously thought or the past time would obviously thought so as well, they created the zoning themselves in order to do that, and I think it works so works well for the site.

221

00:28:32.310 --> 00:28:38.040

Christopher Carthy: I frank, thank you, I just wanted to hear that I mean I appreciate the argument that by doing senior housing.

222

00:28:38.280 --> 00:28:49.080

Christopher Carthy: You are enabling people to stay in the Community and vacate their existing homes which then opens up those homes to younger people, I just wanted to hear what your logic behind that.

223

00:28:49.380 --> 00:28:58.380

Larry Ruisi: You know, Chris there's there's also another advantage here in that you get a contribution to school taxes without any additional students.

224

00:28:58.440 --> 00:28:58.890

Right.

225

00:29:01.110 --> 00:29:02.130

Christopher Carthy: And part of me wonders if.

226

00:29:02.880 --> 00:29:20.880

Christopher Carthy: That is, is a good thing either, because if we don't have enough population, the schools that we miss a certain massing that a school district benefits from and that's one of my little concerns as well, which is if we don't improve our student population.

227

00:29:21.840 --> 00:29:22.740

population.

228

00:29:24.510 --> 00:29:31.830

Christopher Carthy: By diminished to a number that small that is optimal for the education structure we have in this movie.

229

00:29:32.430 --> 00:29:34.740

Larry Ruisi: yeah I guess that's a that's a whole nother.

230

00:29:36.300 --> 00:29:39.180

Frank: I think the cycle is going to be interesting to see.

231

00:29:39.480 --> 00:29:45.060

Frank: Right, given the fact that you have a large population of people, you know, like I said before that it moved into.

232

00:29:45.450 --> 00:29:46.590

Larger homes that were built.

233

00:29:48.030 --> 00:29:55.590

Adam Kaufman: by Christopher at this point, the applicant has a proposal to apply the arm fsh this is, this is what.

234

00:29:56.640 --> 00:29:57.120

Christopher Carthy: I agree.

235

00:29:58.440 --> 00:29:58.800

Christopher Carthy: point.

236

00:30:00.120 --> 00:30:06.510

Frank: I mean look, I think one of the most important things is reading Adams, you know comments, is that zone change aspect.

237

00:30:06.570 --> 00:30:14.040

Frank: To propose only amendments to this Ob ah zone and the proposed our best seats owning parameters appear to be generally reasonable and appropriate.

238

00:30:14.700 --> 00:30:20.490

Frank: willing to propose residential density and propose hotel side, I think that is really what the town board is looking for.

239

00:30:20.850 --> 00:30:29.700

Frank: So we could schedule the hearing on this matter and then come back to this board and go through site plan approval, and you know all the fine details of the plan itself.

240

00:30:31.050 --> 00:30:31.560

Larry Ruisi: The prior.

241

00:30:31.710 --> 00:30:44.700

Larry Ruisi: prank on the prayer plan, the one that I guess, I saw baby, almost a year and a half, maybe two years ago um you know, there was a whole economic analysis, have you updated that for this new plan at this point.

242

00:30:47.340 --> 00:30:50.220

Frank: yeah we have some some drafts of it internally.

243

00:30:51.510 --> 00:31:00.480

Frank: It was kind of in terms of the hotel aspect itself, I mean it's kind of hard post coven to really analyze those numbers.

244

00:31:00.810 --> 00:31:08.190

Frank: In the town board is being cautious in terms of how they're going to let us proceed with this project to guarantee that that hotel gets built.

245

00:31:08.730 --> 00:31:20.670

Frank: And you know the people that are involved in this project, my partners and I are comfortable in the scenario of this proposed density in order to get that hotel site.

246

00:31:21.150 --> 00:31:29.970

Frank: off the ground and go and even in the post covert climate so that's where we are now that's really where we are at you know the.

247

00:31:30.990 --> 00:31:33.690

Larry Ruisi: Do you think you'll have the occupancy and the REP.

248

00:31:33.690 --> 00:31:34.830

Larry Ruisi: part to make this work.

249

00:31:35.550 --> 00:31:53.340

Frank: He I think timing wise, yes I think timing right now for this product is gets delayed too long, I think it could be a problem, but the fact that it could come to fruition somewhat soon, I think it is a great time to build this product in this town right now.

250

00:31:54.690 --> 00:31:59.190

Michael Pollack: Thanks, and I have two questions if this is enough it cool contest will.

251

00:32:00.330 --> 00:32:00.600

Frank: Show.

252

00:32:01.050 --> 00:32:06.510

Michael Pollack: You what I think it easy in one might be more challenging less easy question first.

253

00:32:07.680 --> 00:32:19.800

Michael Pollack: I see there's one curb cut for the townhouse units and is that a choice that you've made or is that something that's mandated by an external.

254

00:32:22.650 --> 00:32:26.100

Michael Pollack: by an external you know factors such as you know, the idea was.

255

00:32:27.990 --> 00:32:32.310

Michael Pollack: I just you know wonder if one curb cut is enough for 72 minutes.

256

00:32:34.530 --> 00:32:39.210

Frank: yeah I mean, I think we believe it is it when you're dealing with an age restricted product it's it kind of.

257

00:32:40.860 --> 00:32:46.830

Frank: Those traffic implications of where everybody's kind of rushing out on the same schedule the bring their kids to school so forth.

258

00:32:47.190 --> 00:32:58.290

Frank: kind of goes out the window so it's more of a spread out traffic analysis and I think the way that it's set up with the to curb cuts close together and the emergency access in between is a viable option for for the cyclic.

259

00:32:59.550 --> 00:33:01.170

Michael Pollack: workable for.

260

00:33:02.040 --> 00:33:03.240

Frank: In between the two.

261

00:33:04.170 --> 00:33:11.400

Michael Pollack: Oh, I see that yeah because I was concerned if there's an accident yeah the one curb cut now access to the whole site as well.

262

00:33:12.570 --> 00:33:15.930

Michael Pollack: So I thought that would be easy one, the more challenging.

263

00:33:17.160 --> 00:33:24.240

Michael Pollack: Question maybe, how do you see pedestrian access to the Hamlet across 22 claiming out.

264

00:33:24.660 --> 00:33:36.420

Kory Salomone: Sure, so I can take that one we have we've been working with do T and the town has made an official request letting do T know that they want a crosswalk at 22.

265

00:33:36.870 --> 00:33:43.170

Kory Salomone: And we've you know hired special outside consultants to deal specifically with do T we made our.

266

00:33:43.710 --> 00:33:59.880

Kory Salomone: You know follow up contact with them about a week and a half ago and we're just waiting for God his response so we're we're on that the town board is is on that connection, and again we're you know pushing to do it, but as you're probably aware, nothing with do it happens too quickly.

267

00:34:01.080 --> 00:34:05.340

Larry Ruisi: or what's the mileage from the curb cut to the crosswalk we know.

268

00:34:07.380 --> 00:34:10.770

Kory Salomone: I don't know off the top of my head Ralph do you have any quick calculation on that.

269

00:34:11.550 --> 00:34:14.100

Ralph Alfonzetti: I do not have that number off top my head.

270

00:34:15.030 --> 00:34:28.200

Larry Ruisi: Well it's probably an interesting number to look at because there's a there's a you know you're going to get to a point if it's long enough for you, the amount of pedestrians that are actually you know walk it may may decrease so it's probably a number, you should know.

271

00:34:30.930 --> 00:34:32.040

Michael Pollack: The follow up question.

272

00:34:33.630 --> 00:34:34.560

Michael Pollack: When you finish the.

273

00:34:40.410 --> 00:34:40.710

Kory Salomone: Last.

274

00:34:41.730 --> 00:34:43.410

Michael Pollack: One I want to make sure larry's finished.

275

00:34:43.680 --> 00:34:45.750

Larry Ruisi: yeah it just i'm sorry to interrupt like.

276

00:34:48.720 --> 00:34:56.190

Michael Pollack: So, so, in what order, do we see the dominoes falling then as it relates.

277

00:34:57.300 --> 00:34:59.820

Michael Pollack: You know, to the to the pedestrian access.

278

00:35:01.530 --> 00:35:05.220

Michael Pollack: Together with the rest of the site plan, I mean is that.

279

00:35:06.330 --> 00:35:14.790

Michael Pollack: One is going to be one of the conditions to site plan approval that's something that's going to a domino it's going to fall later, how do we see that playing out.

280

00:35:15.000 --> 00:35:26.910

Kory Salomone: Well we're again, as I stated that the town board has made it abundantly clear to us that this connection is important to them, obviously, that approval is out of the town's hands and out of our hands.

281

00:35:26.940 --> 00:35:28.080

Michael Pollack: Well, well so.

282

00:35:28.200 --> 00:35:36.690

Kory Salomone: So we were working expeditiously with do to to get it done as soon as possible right as soon as we have it done and it's going to show up on a site plan and.

283

00:35:38.550 --> 00:35:49.140

Adam Kaufman: We get one, at a time, some version of this plan is in front of the planning board for site plan we'd like at least some blessing from God right.

284

00:35:49.650 --> 00:35:50.010

Ralph Alfonzetti: Correct.

285

00:35:50.460 --> 00:35:52.650

Kory Salomone: I mean that that's you know that's what we're striving for right now.

286

00:35:57.630 --> 00:36:00.270

Michael Pollack: we're probably all blade is what we're contemplating.

287

00:36:01.350 --> 00:36:01.770

Adam Kaufman: I mean, yes.

288

00:36:01.980 --> 00:36:02.700

Sad yeah.

289

00:36:10.350 --> 00:36:17.610

Christopher Carthy: You know just follow up on michael's point Joe do you have any comments yet on the traffic pattern for this place.

290

00:36:20.910 --> 00:36:26.550

Joe Cermele: know yet we haven't provided anything, yet the town's traffic itself and i'm sure we'll have.

291

00:36:27.480 --> 00:36:28.800

Joe Cermele: You know i'm sure he has already.

292

00:36:30.690 --> 00:36:34.350

Joe Cermele: But I tend to agree, I don't know offhand.

293

00:36:35.670 --> 00:36:42.360

Joe Cermele: What the traffic consultants recommendation was was not, but it seems that the circulation for the residential units.

294

00:36:43.380 --> 00:36:44.070

Joe Cermele: is appropriate.

295

00:36:44.730 --> 00:36:47.730

Christopher Carthy: Okay, but the town's travel consultant will look at this and give us.

296

00:36:47.760 --> 00:36:50.100

Christopher Carthy: Oh sure important okay.

297

00:36:50.760 --> 00:36:53.130

Adam Kaufman: But that would occur at site plan not not now.

298

00:36:57.720 --> 00:36:57.930

Jim Jensen: well.

299

00:36:58.710 --> 00:37:18.030

Larry Ruisi: Just just just thinking out loud here do we know we know the pedestrian traffic that comes at a cider mill or with a little hills I guess the what what i'm thinking in my mind, realistically, if this is, you know, an age restricted or senior area.

300

00:37:19.110 --> 00:37:24.390

Larry Ruisi: How many individuals, you know realistically going to walk into town.

301

00:37:25.440 --> 00:37:26.700

Larry Ruisi: And you might get some.

302

00:37:27.720 --> 00:37:36.180

Larry Ruisi: some indication of that from the traffic, but the foot traffic that may come from cider mill or or the.

303

00:37:36.270 --> 00:37:40.440

Adam Kaufman: You know the other have any specific cow slavery, but you can just see when you.

304

00:37:41.580 --> 00:37:45.090

Adam Kaufman: observe people downtown that it's popular.

305

00:37:45.630 --> 00:37:47.700

Larry Ruisi: It is popular yeah okay all right.

306

00:37:49.320 --> 00:37:56.400

Christopher Carthy: Well, so the idea here is that people would be able to walk from town to the Community part and access the Community part.

307

00:37:56.760 --> 00:37:58.350

Adam Kaufman: Right well that's that's an.

308

00:37:58.920 --> 00:38:11.670

Kory Salomone: issue that's it yeah timeout that's a separate issue because there's a deed restriction in place prior to when we took title of the property that prohibits any sort of access from.

309

00:38:12.810 --> 00:38:21.600

Kory Salomone: Our property to the Community back and that's an agreement that the the town and neighboring property owner i've entered into and.

310

00:38:22.680 --> 00:38:26.280

Kory Salomone: So if the towns and get it lifted we'd be more than happy to provide that connection.

311

00:38:27.960 --> 00:38:38.310

Adam Kaufman: i've encouraged the town board to try to do that, because it really doesn't make sense that that the residents on this property can't walk to the park that's at the bottom of the hill.

312

00:38:42.540 --> 00:38:55.500

Kory Salomone: It as you as you see on our landscape plan here right we've woven trails you know throughout the site and we actually in one of our initial iterations had you know, a connection down to the park but.

313

00:38:56.370 --> 00:39:01.890

Kory Salomone: You know very early on, there was a comment to the D is that that you know, was not allowed and.

314

00:39:03.090 --> 00:39:18.660

Roland Baroni: But but let's be clear, the issue is that the town cannot approve an access from the what was the IBM property to the park if if people find their way.

315

00:39:20.190 --> 00:39:26.970

Roland Baroni: Through the woods, which they will into the park there's no prohibition on that.

316

00:39:27.840 --> 00:39:30.990

Roland Baroni: In the town cannot approve the formal access.

317

00:39:32.940 --> 00:39:39.360

Roland Baroni: So I think we will find that it happens it's just not something that can be formalized at the present time.

318

00:39:46.320 --> 00:39:47.250

Jim Jensen: Is that Roland.

319

00:39:49.380 --> 00:39:54.030

Roland Baroni: There was a deed restriction in the deed from IBM to the town.

320

00:39:54.420 --> 00:39:55.800

Roland Baroni: Not from IBM from.

321

00:39:57.360 --> 00:40:15.570

Roland Baroni: An owner in the business park at lashings who owns a couple of the office buildings there, but he also owned a spite strip towards the rear of business park drive that was preventing the build out of the permanent entrance into the park.

322

00:40:16.710 --> 00:40:35.880

Roland Baroni: And in order to at the time have car quest build the entry way to this property and the access way the permanent axle its way into the park, we had to agree with lashings that there would not be a circular access point from IBM into the park.

323

00:40:37.020 --> 00:40:47.100

Roland Baroni: not sure what his reasoning was at the time, but he did not want to see a circular access, I believe it was intended to be vehicular but.

324

00:40:48.510 --> 00:40:52.260

Roland Baroni: indications are that he's claiming that it was also pedestrian.

325

00:40:54.090 --> 00:40:57.780

Roland Baroni: And the town board so far hasn't wished to tackle that issue.

326

00:40:59.880 --> 00:41:14.130

Roland Baroni: But certainly people can make their way from one property to the other there's no requirement that it be fence or anything like that it just can't be something that's formally approved by the by the town or the planning board.

327

00:41:14.520 --> 00:41:16.440

Frank: And nobody would be trespassing it's nothing.

328

00:41:17.760 --> 00:41:18.330

Frank: that's okay.

329

00:41:19.170 --> 00:41:20.250

Roland Baroni: Right exactly.

330

00:41:21.750 --> 00:41:24.300

Frank: Unless we wouldn't put a total without maybe except.

331

00:41:26.160 --> 00:41:26.490

Roland Baroni: yeah.

332

00:41:29.550 --> 00:41:32.100

Michael Pollack: I have a technical question i'm rolling well.

333

00:41:33.990 --> 00:41:53.250

Michael Pollack: Well, we have you there when I occurring, provided this comparison chart on one of his submissions with certain of the data from the from the D is the FBI is and the current plan and, of course, given the changes in the project.

334

00:41:54.570 --> 00:42:08.310

Michael Pollack: You know, some elements of the plan or no longer applicable specially dropping the apartment condominium component of the project and then the can put the townhouse component of the project has changed.

335

00:42:09.450 --> 00:42:12.510

Michael Pollack: From a technical or procedural point of view.

336

00:42:13.620 --> 00:42:22.740

Michael Pollack: Do we have to revisit he is at that point, or is it fully both we can proceed with.

337

00:42:24.000 --> 00:42:24.930

Michael Pollack: what's called for.

338

00:42:25.560 --> 00:42:27.450

Roland Baroni: I think we can proceed because.

339

00:42:28.950 --> 00:42:33.690

Roland Baroni: Everything points to a reduction, which means a reduction in all the impacts.

340

00:42:34.320 --> 00:42:48.570

Roland Baroni: And it can adequately be dealt with in the finding statement which has not yet been adopted by the town Board, which is the lead agency and then your Board will also have to adopt the finding statement as an involved agency at a later.

341

00:42:48.570 --> 00:42:48.960

date.

342

00:42:50.100 --> 00:42:56.460

Roland Baroni: which will probably closely pattern what the town board is done, but I think it can be dealt with in the findings.

343

00:42:58.620 --> 00:43:02.250

Michael Pollack: Another question i'm sorry for everyone's time.

344

00:43:04.200 --> 00:43:08.880

Michael Pollack: Direct fees apply restrictive housing yes.

345

00:43:09.570 --> 00:43:14.310

Roland Baroni: They typically do, but if you recall, in this instance.

346

00:43:15.780 --> 00:43:29.580

Roland Baroni: IBM at the time of this whole transaction IBM donated the 26 acres of the 26 acre park that is now known as the Community park and.

347

00:43:30.540 --> 00:43:45.390

Roland Baroni: As part of that transaction the town agreed that, if any portion of the IBM parcel that remained with IBM was to be encumbered by REC fees they would be waived.

348

00:43:46.560 --> 00:43:53.670

Adam Kaufman: Or, I think, a better way to think about that is it's a park donation or the fee, and in this case, they do want it to the park.

349

00:43:54.000 --> 00:43:54.390

Right.

350

00:43:55.980 --> 00:44:05.340

Frank: Now, not only that we also have almost \$2 million in subsidies that we're giving for this project as well if you built a hotel the subsidies would be zero.

351

00:44:05.790 --> 00:44:14.100

Frank: If you had to pay wreck fees on the unit count to be about 200,000, but I think it's a substantial contribution that's going along with us.

352

00:44:14.190 --> 00:44:21.870

Michael Pollack: Okay, well, I didn't recall that was waiting, though, so thank you for the question my recollection on that for clarifying that as well.

353

00:44:26.970 --> 00:44:28.200

Jim Jensen: I had a few questions.

354

00:44:28.200 --> 00:44:30.180

Jim Jensen: Christopher Michael are you finished.

355

00:44:31.230 --> 00:44:31.530

Michael Pollack: Okay.

356

00:44:32.250 --> 00:44:43.620

Jim Jensen: um so I kind of building on the woman to start with, first with Adam you know, on the changes to the zoning Adam just the question I know some of the two.

357

00:44:44.370 --> 00:44:54.450

Jim Jensen: Which is it as a definition from from my understanding when we refer to maximum building coverage, or are we talking about total impervious area or just the buildings on this site.

358

00:44:55.050 --> 00:44:55.650

Adam Kaufman: structures.

359

00:44:56.040 --> 00:45:04.560

Jim Jensen: This structure So how do we account for the the the amount of green space or or other features How does that factor into the.

360

00:45:06.690 --> 00:45:11.010

Jim Jensen: into the allocation of available space on the lot is that.

361

00:45:11.820 --> 00:45:18.780

Adam Kaufman: Well we're using their couple of different ways we deal with mass, and that is through the FA ir.

362

00:45:19.170 --> 00:45:19.470

Jim Jensen: mm hmm.

363

00:45:19.980 --> 00:45:21.180

Adam Kaufman: and through the building coverage.

364

00:45:23.130 --> 00:45:27.960

Adam Kaufman: There isn't necessarily zoning requirements like land coverage.

365

00:45:28.020 --> 00:45:28.380

Is.

366

00:45:29.970 --> 00:45:34.260

Jim Jensen: So, so how how are those trade offs happens so the the.

367

00:45:35.340 --> 00:45:45.360

Jim Jensen: Town, and the applicant reach the right compromise in terms of the building height the coverage amount of green space is that all as soon as that all that's all been coordinated between the two.

368

00:45:46.020 --> 00:46:01.650

Adam Kaufman: Now, I think this is the some of the zoning requirements really get to that so building coverages one way to to get to that floor area is another way to get to that issue and that, of course, is what the town board is asking for your input on.

369

00:46:03.630 --> 00:46:08.670

Jim Jensen: Thank you, it was i'm wondering, you know, looking at it looks gents.

370

00:46:09.990 --> 00:46:17.040

Jim Jensen: And, and the the flyover or the the 3D imagery even made an appeal very.

371

00:46:18.120 --> 00:46:23.070

Jim Jensen: very dense the rowhouses one after another, after another, and I don't know if that.

372

00:46:24.360 --> 00:46:30.030

Jim Jensen: If if the criteria that's spelled out in the way that is interpreted the aesthetic that.

373

00:46:31.050 --> 00:46:36.060

Jim Jensen: Are the results that we've seen so far, it appears to be some conflict and my opinion I don't know if that's.

374

00:46:36.330 --> 00:46:38.610

Adam Kaufman: yeah I don't think it's a conflict, I think.

375

00:46:40.080 --> 00:46:48.090

Adam Kaufman: What you need to determine is, we know that they're approaching the permitted maximum FDR point three, so I think the question is, is that.

376

00:46:49.320 --> 00:46:49.890

Adam Kaufman: reasonable.

377

00:46:50.040 --> 00:46:50.430

Frank: To back.

378

00:46:50.670 --> 00:46:51.990

Kory Salomone: To back to things the Max.

379

00:46:52.320 --> 00:46:58.020

Kory Salomone: Max is point four right the range is point 152 point four, and the arm fsh and.

380

00:46:58.500 --> 00:46:58.680

Kory Salomone: We.

381

00:46:59.250 --> 00:47:03.150

Adam Kaufman: Know you're proposing a point three and you're at a point three remember the range.

382

00:47:03.210 --> 00:47:03.600

Kory Salomone: Yes.

383

00:47:03.660 --> 00:47:07.560

Adam Kaufman: The density gets up by the town board, it could be as low is point one for.

384

00:47:08.100 --> 00:47:12.480

Adam Kaufman: Sure, so you know what the original intention was of the town board.

385

00:47:12.900 --> 00:47:30.210

Adam Kaufman: Was point one five would apply to larger lots and the point four, and would be infill development in the downtown so here the applicant is about point three and that's what the town Board and the planning board need to determine whether or not that is appropriate for this site.

386

00:47:31.440 --> 00:47:44.820

Kory Salomone: Again, actually one other comment Jim to respond to that one thing that is certainly not coming across in a 2d plan and maybe not so much in the the aerials and the driver that you saw is that this is a tiered site.

387

00:47:45.330 --> 00:47:53.820

Kory Salomone: Right so it's not just one row after another, but it steps down so each of these rows are going to have the beautiful views looking towards the downtown area.

388

00:47:54.720 --> 00:48:02.430

Kory Salomone: So you know it's not just a flat, you know 20 acre parcel which is row after row after row but it's been designed to work with the contours.

389

00:48:03.750 --> 00:48:16.440

Jim Jensen: Right, no, I have seen that Cory um but, but I was just you know what I was just trying to i'm just trying to understand the the criteria that's being applied and how it's being interpreted and i'm wondering in those degrees of freedom, if you will.

390

00:48:17.910 --> 00:48:26.370

Jim Jensen: You know that it, you know when you set the constraint of 30 feet, then it defines a certain horizontal coverage area and is that what's the right balance yeah.

391

00:48:26.400 --> 00:48:38.970

Adam Kaufman: I think it's that that range of density, that is the best way to understand how much development is going to occur on the property right point 152 point four.

392

00:48:42.180 --> 00:48:53.460

Jim Jensen: And is that is the town or is it our planning board members I just right now what i'm seeing looks you know, perhaps is void of landscaping but, as it appears, right now, it appears congested.

393

00:48:55.980 --> 00:48:56.790

Jim Jensen: One thought I had.

394

00:48:57.870 --> 00:49:02.850

Jim Jensen: Then I don't know if there's a response to that or not, or just just a just a concern at the moment but.

395

00:49:04.290 --> 00:49:11.730

Jim Jensen: The the The other was kind of building on the comment about the singular access and entrance and that and then coordinating between.

396

00:49:12.420 --> 00:49:15.090

Jim Jensen: The do T and I assume the other party is.

397

00:49:15.480 --> 00:49:20.100

Jim Jensen: IBM for that that their grand entrance was.

398

00:49:21.270 --> 00:49:29.160

Jim Jensen: was conceived in another error right and never that no longer exists, if you will, that everybody, you know in mass arriving at nine you know and exiting it at five.

399

00:49:30.240 --> 00:49:38.940

Jim Jensen: And that you know the three lanes three dedicated lanes of exit the two lanes of entrance coming onto their property I don't know you know is that um.

400

00:49:40.380 --> 00:49:42.840

Jim Jensen: You know, and I see no allocation or.

401

00:49:44.370 --> 00:49:53.640

Jim Jensen: accommodation for the pedestrian, whether on if someone wanted to pedal into town or if someone wanted to walk into town how that gets coordinated with IBM.

402

00:49:57.330 --> 00:50:01.710

Jim Jensen: Right, because they would be do they have it, is that there is that their road.

403

00:50:01.890 --> 00:50:03.900

Jim Jensen: The main road, yet the town road.

404

00:50:04.230 --> 00:50:04.470

No.

405

00:50:05.670 --> 00:50:06.930

Kory Salomone: Private roads, IBM drew.

406

00:50:08.670 --> 00:50:14.790

Kory Salomone: So we've got these me over to utilize for all forms of access to and from our development side.

407

00:50:16.410 --> 00:50:33.660

Jim Jensen: So I just a question, but you know I would would should there be some sort of coordination between them at the town has goals provide access and that access requires of you know, a half elaine elaine being converted to some other means of multimodal Community you know transportation.

408

00:50:36.240 --> 00:50:39.150

Jim Jensen: Should there be conversations with with the parties.

409

00:50:39.900 --> 00:50:48.840

Frank: Well, I think that's gotta be in coordination with the overall Community link from the ot because if you can't get that then you're making a path to nowhere right.

410

00:50:50.340 --> 00:50:59.010

Frank: Now it's going to go on stage is first we have to get the ot comments back to see where that goes, and then we could you know go from there even further and see if it makes sense to do that.

411

00:51:00.420 --> 00:51:11.100

Christopher Carthy: right when you speak to the do it wouldn't the deal to want to know how you intend to brain that pedestrian bike path up to the development.

412

00:51:11.670 --> 00:51:22.140

Frank: Well, look, I mean, to be honest with you, I think, from the brief conversations that i've understood from the D O T I don't think they're looking at upon that very favorably and for the people that i've spoke to that.

413

00:51:22.200 --> 00:51:34.350

Adam Kaufman: or no that's a really good point frank, because the town board needs to understand that, because they may have significant concerns if you're not be able to to get that connection, whether this site is appropriate for residential development.

414

00:51:34.350 --> 00:51:35.370

Frank: So I don't know I don't.

415

00:51:35.640 --> 00:51:36.180

Adam Kaufman: know this.

416

00:51:36.240 --> 00:51:37.350

Frank: I talked to a lot of people that we.

417

00:51:37.350 --> 00:51:38.610

Adam Kaufman: really want to be involved the.

418

00:51:38.610 --> 00:51:40.620

Adam Kaufman: town in those discussions with Dr T.

419

00:51:40.740 --> 00:51:50.700

Frank: yeah I don't I don't know why you wouldn't be but you know I talked to a lot of people that want to live there and then themselves i've told me that they would never walk into town from there, and if they're you know kids came over with their.

420

00:51:50.760 --> 00:51:51.030

Frank: With their.

421

00:51:51.120 --> 00:52:06.120

Adam Kaufman: granddaughter they want because they'd be killed under this current situation right once once we've created a safe way certainly residents will avail themselves of that, but if we think the answer is no, from God and that's it you're you're actually got feedback from them about that.

422

00:52:06.120 --> 00:52:06.360

Adam Kaufman: No.

423

00:52:06.390 --> 00:52:07.230

Adam Kaufman: I haven't heard that.

424

00:52:07.440 --> 00:52:08.850

Frank: No, I haven't no I don't know what.

425

00:52:09.480 --> 00:52:14.850

Adam Kaufman: You just said, you spoke to do it and they were saying that they're giving you some negative feedback we need to understand that.

426

00:52:15.150 --> 00:52:21.090

Frank: know very early on the tlc also told me to put the school bus stop on 22 I don't know what they're going to say you know i'm saying.

427

00:52:21.930 --> 00:52:24.510

Adam Kaufman: And that's really not relevant information anymore what you're saying.

428

00:52:24.750 --> 00:52:25.980

Frank: Right, so I don't know what.

429

00:52:26.100 --> 00:52:27.450

Adam Kaufman: You know what they've come back I don't know how.

430

00:52:27.630 --> 00:52:27.990

Adam Kaufman: I don't know.

431

00:52:28.560 --> 00:52:29.610

Adam Kaufman: That really wasn't helpful.

432

00:52:30.270 --> 00:52:40.020

Kory Salomone: I got correspondence a week and a half ago that do T we send them a follow up email, and they said they'd get back to us that's our latest correspondence with.

433

00:52:40.560 --> 00:52:45.480

Adam Kaufman: Well, that doesn't sound like necessarily a negative reaction from do T like Frankenstein.

434

00:52:50.040 --> 00:52:50.460

Jim Jensen: You know.

435

00:52:50.580 --> 00:52:52.650

Jim Jensen: So i'm sorry.

436

00:52:53.490 --> 00:52:55.860

Jim Jensen: I had some other questions you want me to want to keep on that topic or.

437

00:52:56.160 --> 00:53:11.850

Christopher Carthy: Well, I would just say, I would just like to understand the D O T application does it do T application need to reflect the entire pathway process from the development to the other side of 20 to.

438

00:53:14.040 --> 00:53:17.460

Kory Salomone: Know right now what we've submitted to do T is a crosswalk.

439

00:53:18.660 --> 00:53:27.480

Kory Salomone: You know it's the strings on up but it's across what going across 22, we have to hear from do it, that this is something that they're interested in.

440

00:53:27.930 --> 00:53:34.830

Kory Salomone: And then, once we get that feedback from God that yeah okay will process this, then we will update all our plans.

441

00:53:34.950 --> 00:53:36.480

Kory Salomone: Okay well you.

442

00:53:36.630 --> 00:53:37.650

Kory Salomone: Know that's where we are with them.

443

00:53:38.070 --> 00:53:45.210

Ralph Alfonzetti: Chris I don't think to do T is gonna care so much about our access into our site, once he crosses our there right away.

444

00:53:46.080 --> 00:53:56.460

Ralph Alfonzetti: Then it's our issue, and I think I think the plan is to create a sidewalk yeah it wouldn't be the closed, one of my beams lanes, it would be a sidebar on our on the side of.

445

00:53:57.450 --> 00:53:58.740

Adam Kaufman: Not makes a lot of sense.

446

00:53:59.340 --> 00:54:01.080

Christopher Carthy: that's kind of what I was thinking too, but I.

447

00:54:02.100 --> 00:54:03.060

Christopher Carthy: was looking to hear.

448

00:54:06.270 --> 00:54:07.770

Christopher Carthy: i'm sorry go back to Jim Johnson.

449

00:54:07.920 --> 00:54:14.670

Jim Jensen: You know the you know that well the the Deity has very specific criteria for you know.

450

00:54:15.960 --> 00:54:23.130

Jim Jensen: pedestrian access pedestrian safety right you just can't say you can do a crosswalk right they have criteria for one's going to travel so many linear feet.

451

00:54:23.760 --> 00:54:34.320

Jim Jensen: right they right frank, they have it all around them sorry on they have it all they have it all well defined where there's what are they called area of refuge right place of safety right, you know, for one, to get from A to B.

452

00:54:35.040 --> 00:54:42.390

Jim Jensen: right if you've ever walked across when they took the West side highway down right if you ever gone on to the drive right on the park, you know they have the area of refuge right.

453

00:54:42.990 --> 00:54:49.740

Jim Jensen: yeah or they did it when they just took the Sheraton down the same thing, so I would think you know there's a lot of examples we could go through where.

454

00:54:51.210 --> 00:54:58.260

Jim Jensen: The D O T works with the Community to be able to move people from one side pedestrians to the other.

455

00:55:00.960 --> 00:55:01.620

Jim Jensen: track and I.

456

00:55:01.860 --> 00:55:10.500

Ralph Alfonzetti: will have to change the timing on the lights and you know that all have to be coordinated, but right now, I guess, we just have to find out from them if they even want this.

457

00:55:12.690 --> 00:55:14.280

Jim Jensen: One when it's chicken or an egg right.

458

00:55:15.570 --> 00:55:18.360

Jim Jensen: I think the town wants here at the town's expressed interest in it.

459

00:55:19.260 --> 00:55:26.490

Kory Salomone: Correct and what we've submitted that the town has written a letter to God that was submitted saying that they're they're interested in this crosswalk.

460

00:55:28.290 --> 00:55:35.910

Jim Jensen: yeah I would think it would be wonderful feature to have you considering you know the effort that you're putting into building a hotel.

461

00:55:36.510 --> 00:55:50.490

Jim Jensen: To be able to afford you know people that are you know staying in this hotel or working up the street or going downtown for them to be able to walk you know, to the shops and restaurants in a downtown would be a wonderful boom 72.

462

00:55:51.960 --> 00:55:59.820

Jim Jensen: You know people a night being able to travel with her on footer by vehicle that the weather permits right, be able to do that, that would be a wonderful benefit to the town.

463

00:56:02.100 --> 00:56:11.580

Jim Jensen: that's right, you know you can see my my line of thought right um the other question I just had was that you know it, since IBM is a party to that and, obviously, you have to be some coordination.

464

00:56:12.630 --> 00:56:28.920

Jim Jensen: And there, they have to approve your landscaping plan is there any thoughts to consideration on the comment about the Michael made about the point of access, there are there any thoughts of where they redo their traffic island insurance.

465

00:56:30.000 --> 00:56:36.090

Jim Jensen: that's data there it's from the 60s that their their entrance right are they keeping that the same are they going to be changing that over time.

466

00:56:38.580 --> 00:56:47.100

Kory Salomone: I mean i'm not sure what IBM plans are I know they're they're processing application right now for that parking lot, so I don't know if that's come up in those discussions.

467

00:56:47.400 --> 00:56:52.290

Adam Kaufman: No, no, they weren't proposing any changes down by 22 mm
hmm.

468

00:56:53.310 --> 00:57:02.610

Jim Jensen: I don't know if they've even thought that you know you're completely transforming their into the site, it would seem like they were ever thought about changing that i'm putting around about in our coordinating traffic flow.

469

00:57:03.120 --> 00:57:14.700

Jim Jensen: And would that would afford you perhaps a more advantageous entrance than the way you have a coordinated now I thought it'd be a good time to raise that you're not gonna have another time to do that, nor will they.

470

00:57:17.910 --> 00:57:20.640

Kory Salomone: The issue is in all our discussions with IBM there.

471

00:57:22.830 --> 00:57:34.410

Kory Salomone: they've taken a hands off approach and they've told us in the me in particular in no uncertain terms that when we're ready to submit for a site plan and show it to them first until we get to that point.

472

00:57:39.180 --> 00:57:42.570

Jim Jensen: Most of the some of the concerns that I that i've had so far.

473

00:57:44.790 --> 00:57:49.680

Christopher Carthy: Jim let's go back to a point you made, which is that i'm getting a little lost in some of the language which is.

474

00:57:49.980 --> 00:58:01.110

Christopher Carthy: you're using building coverage and FA ir and i'm looking in Jim seems to be implying what i'm thinking is gross land coverage versus building coverage is there a difference between those two things.

475

00:58:01.140 --> 00:58:02.970

Adam Kaufman: very, very significant difference.

476

00:58:03.000 --> 00:58:07.650

Adam Kaufman: Right building coverage is just talking about the footprint of the buildings.

477

00:58:07.740 --> 00:58:19.800

Adam Kaufman: Right, while land grossly and coverage like we using some of the single family residential districts is anything on top of the land it's and that's it's a different calculation right.

478

00:58:19.860 --> 00:58:22.290

Christopher Carthy: So do we have a glc here.

479

00:58:22.380 --> 00:58:33.360

Adam Kaufman: No, no we're using floor area ratio and building coverage to define how much development is going to occur on this thing.

480

00:58:33.630 --> 00:58:39.540

Christopher Carthy: Is glc it was that smart you to remove glc from this consideration.

481

00:58:41.490 --> 00:58:53.190

Adam Kaufman: You know it's really up to the up to the town board and with input from the planning board on how best to regulate it, if you feel that it's a deficiency, you certainly can communicate that to the town board.

482

00:58:56.160 --> 00:59:03.240

Christopher Carthy: Jim i'm just saying, the reason I bring that up is that it's it sounds to me that that speaks to your point, a little bit as well.

483

00:59:03.990 --> 00:59:15.000

Adam Kaufman: Correct right we don't use glc though to regulate roadways and the majority of the impervious coverage sides, the buildings in the roads.

484

00:59:15.090 --> 00:59:16.890

Adam Kaufman: Right well I don't know no.

485

00:59:18.510 --> 00:59:27.390

Christopher Carthy: I hear you so then it goes back to when you talk about the point three, though I know that's not what God wants to hear when we talk about the point three.

486

00:59:29.640 --> 00:59:47.970

Christopher Carthy: In all, if that number changes in a downward direction which which I would say, may imperil some of the financial assumptions about the project that would be the only way to augment the effectively the gross.

487

00:59:48.930 --> 01:00:01.980

Christopher Carthy: monthly or we just the coverage, on the whole lot you know let's say those old buildings weren't linear one straight away, they can be separated into two or three pieces and put some space between them.

488

01:00:03.390 --> 01:00:15.180

Adam Kaufman: Yes, I think we have a significant amount of input on the design of the subdivision or the development when when it's in front of you, though, so i'd really want.

489

01:00:17.460 --> 01:00:30.390

Adam Kaufman: Some some thought on the on the planning board is is the issue, the size of the units, the mass of the units or the amount of coverage that's giving you concern, and then we can drill down on those.

490

01:00:31.050 --> 01:00:33.090

Christopher Carthy: We go back to the site, please.

491

01:00:34.770 --> 01:00:35.100

yeah.

492

01:00:37.230 --> 01:00:38.700

Kory Salomone: One second please.

493

01:00:56.340 --> 01:00:58.170

Frank: wanted to put the wall, with the typography.

494

01:00:59.010 --> 01:01:14.310

Adam Kaufman: And you know just just for a point of reference on the point three FM or if these are two storey buildings, then then that's translating to 15% coverage which isn't that significant right.

495

01:01:17.100 --> 01:01:23.520

Adam Kaufman: So the board really needs to give me and the time board your thoughts on that.

496

01:01:24.060 --> 01:01:30.930

Frank: This is actually the the least dense multifamily project that you would be able to approve that you've seen over the past 10 years.

497

01:01:32.280 --> 01:01:37.500

Frank: And this energy is restricted age restricted was created to give a density bonus.

498

01:01:37.560 --> 01:01:39.780

Frank: way to create this type of house.

499

01:01:40.260 --> 01:01:42.870

Frank: So after four years we're at a point where.

500

01:01:43.350 --> 01:01:46.230

Frank: it's either this or we don't have a project so.

501

01:01:46.890 --> 01:01:54.180

Larry Ruisi: I think there's a couple of points here one when you look at this setup one of the advantages of this setup is.

502

01:01:54.660 --> 01:02:03.000

Larry Ruisi: That you're using side by side units you're not putting a middle unit in there, and you know that from one an aesthetic point of view and from a.

503

01:02:03.450 --> 01:02:11.280

Larry Ruisi: Quality of Life point of view, for the people who buy these units I, I think, is, I think, is is is certainly worth noting, and a.

504

01:02:11.790 --> 01:02:21.240

Larry Ruisi: lot of the other ones I you know, not necessarily in this town, but if you look in pleasantville and some of the other areas that have been built sometimes they have three units, or even four units.

505

01:02:21.840 --> 01:02:29.820

Larry Ruisi: tak tak together, so I think having two units is an advantage The other thing that I think we kind of have to keep in mind.

506

01:02:30.150 --> 01:02:39.690

Larry Ruisi: there's a balance here so there's an economic balance and while we're not privy to all the numbers, you know we can make decisions that take this i'm making this up.

507

01:02:40.110 --> 01:02:52.440

Larry Ruisi: From 72 down to 65 and does that killed does that kill the development so so you know I think we, you know we really need to keep a balance here and and.

508

01:02:53.550 --> 01:03:16.470

Larry Ruisi: You know I you know, maybe I you know, we need to see the architecture, we need to see you know the planting but but I don't know for this type of development, it to me, and I know others have different opinions it's it's it doesn't seem as dense as other as others that I have seen.

509

01:03:18.300 --> 01:03:19.530

Larry Ruisi: And you know.

510

01:03:20.550 --> 01:03:26.970

Larry Ruisi: That so that that's kind of my observation I i've just seen others that have a lot more dense than this.

511

01:03:30.540 --> 01:03:41.010

Christopher Carthy: And I don't disagree that two units provides windows on both sides of the units, and that is a nice feature, for what is the space between the buildings.

512

01:03:41.910 --> 01:03:49.440

Frank: About 30 feet what we did was we we kind of made the side your setbacks equivalent to the or 10 zoning district.

513

01:03:50.610 --> 01:03:53.880

Frank: or 10s own interest district, you have 15 foot side you have setbacks.

514

01:03:54.030 --> 01:03:55.050

Frank: In this project, you have.

515

01:03:55.050 --> 01:04:00.540

Frank: 15 foot side yourself as soon as 30 feet approximately between all the all the units.

516

01:04:00.840 --> 01:04:02.400

Frank: And you have site entrances.

517

01:04:03.840 --> 01:04:07.470

Frank: For all the units as well and, like you, guys stated being quarter units is really.

518

01:04:07.800 --> 01:04:15.630

Frank: lends itself to being a you know high end luxury development vehicle semi attached quarter units and no interior and civil.

519

01:04:15.960 --> 01:04:18.540

Adam Kaufman: yeah inquiry or frank, when you do.

520

01:04:19.560 --> 01:04:38.820

Adam Kaufman: The rough numbers does this come to about four per acre ish yesterday, yes, so I think the board needs to understand that that so you know if you take a look at let's say school St over in our mock it's similar you know, this might be the conservation subdivision version of that right.

521

01:04:39.570 --> 01:04:40.290

Adam Kaufman: At the end of the day.

522

01:04:41.280 --> 01:04:44.400

Roland Baroni: Right kissing it 72 units on 22 acres.

523

01:04:44.940 --> 01:04:48.240

Frank: Right yeah, so it should lead to self just on there for us.

524

01:04:48.330 --> 01:04:49.440

Kory Salomone: less than four per acre.

525

01:04:49.500 --> 01:04:51.030

Roland Baroni: Right yeah it's it's more like.

526

01:04:51.030 --> 01:04:53.010

Roland Baroni: three.

527

01:04:53.340 --> 01:04:53.760

Kory Salomone: Right.

528

01:04:54.030 --> 01:05:00.690

Adam Kaufman: Correct that's something that was really my point to the Board is it a design issue that's giving you concern, or is it really the density.

529

01:05:03.150 --> 01:05:09.570

Frank: I don't think we'd be here, if there were real issues with the plan I think it's just a matter of you know finalize or this, to be honest.

530

01:05:10.110 --> 01:05:18.780

Frank: I mean, I know I know the issue with the with the sidewalk and crossing 22 s be worked out and that's out of our control, I mean it's it's going back over to do it.

531

01:05:19.380 --> 01:05:27.510

Frank: And it's you know getting the recommendation back really based upon the overall zoning and density and then coming back here for site plan for it.

532

01:05:27.600 --> 01:05:44.610

Larry Ruisi: And you know when you when you walk the site, as we did you know, a couple of times, or at least once and you look at I think corey mentioned this before, if you look at the topography, here it isn't you know and i'm repeating something that was said before it's, not just on a flat surface.

533

01:05:44.940 --> 01:05:56.370

Larry Ruisi: It is tiered and I think that that adds that's going to take away from some of the density density concerns that that some may have, and it is going to provide you know.

534

01:05:58.170 --> 01:06:00.720

Larry Ruisi: Jews for for for many of these units.

535

01:06:01.770 --> 01:06:06.090

Christopher Carthy: yeah right that line between the buildings between the backyards website in the step.

536

01:06:06.480 --> 01:06:08.760

Christopher Carthy: Yes, Okay, thank you yeah.

537

01:06:10.230 --> 01:06:14.760

Frank: So those would be probably boulder you know with the rockets on site those would be bolder retaining walls.

538

01:06:16.110 --> 01:06:18.390

Frank: That will differentiate the the levels of elevation.

539

01:06:20.070 --> 01:06:25.440

Frank: it's a beautiful sight, I mean there's a lot of people in this town waiting for this to live there.

540

01:06:25.740 --> 01:06:36.240

Christopher Carthy: You know, find the planning board is here to argue with you the planning board is here to see if we can help put it thinking cap on and try to make this an even better project we're not here to hurt you.

541

01:06:36.540 --> 01:06:36.990

Frank: I know I don't.

542

01:06:37.680 --> 01:06:42.420

Christopher Carthy: know I don't know if we can help you I mean maybe you brought this plan, as far as.

543

01:06:42.810 --> 01:06:55.110

Christopher Carthy: You can bring it but it's the job of the planning board here is to see if we can make it a better plan and not necessarily at your expense, you know it's it's just a matter of can we come up with a way of making this a better place.

544

01:06:56.010 --> 01:06:57.180

Adam Kaufman: to differentiate.

545

01:06:58.590 --> 01:07:04.590

Adam Kaufman: Between the site plan issues which we do need to work on versus the town board referral.

546

01:07:04.650 --> 01:07:06.600

Christopher Carthy: On the zoning changes yeah.

547

01:07:06.690 --> 01:07:15.060

Adam Kaufman: Rightly we need to provide some feedback to them now, you know I broke up my memo.

548

01:07:16.530 --> 01:07:27.270

Adam Kaufman: In three different pieces, you know I guess i'm, I would like to hear from the planning board if you think my recommendations on setting some of the additional parameters.

549

01:07:27.930 --> 01:07:38.130

Adam Kaufman: Private road versus distance from park if you know that's not necessarily for Frank's plan, but since it's going to the zoning code and potentially in the future, something else.

550

01:07:38.160 --> 01:07:38.970

Adam Kaufman: gets developed.

551

01:07:39.210 --> 01:07:47.580

Adam Kaufman: You know if those parameters are set, it could set up a future project as well, where we think things should go so.

552

01:07:47.700 --> 01:07:53.250

Jim Jensen: I'm sorry I'm just so I'm clear which specific item in your memo you're referring to, and just your last point.

553

01:07:54.300 --> 01:08:03.960

Adam Kaufman: Where I suggested that we have an additional specificity in the zoning code, with respect to distances from the park from state road from private road.

554

01:08:04.260 --> 01:08:10.080

Adam Kaufman: Not only triangulate where the development areas where we're going to permit.

555

01:08:11.520 --> 01:08:15.780

Christopher Carthy: And do any of those recommendations out specifically affect this plan.

556

01:08:16.860 --> 01:08:19.740

Adam Kaufman: I think the answer is no other than that corner unit.

557

01:08:20.250 --> 01:08:21.240

Larry Ruisi: That baby foot.

558

01:08:22.140 --> 01:08:24.540

Adam Kaufman: You know, discuss before and I'm not.

559

01:08:26.460 --> 01:08:37.200

Adam Kaufman: I'm not opposed to agreeing that the private road terminates right before the gatehouse right, and then it may not even impact this right, sir.

560

01:08:39.060 --> 01:08:41.610

Christopher Carthy: All right, you go to the next section of you.

561

01:08:41.610 --> 01:08:56.910

Adam Kaufman: Around the next the next section is trying to get the planning board to be in a comfortable comfortable position to make the recommendation back to the town board, so I had a list of things that may or may not.

562

01:08:58.350 --> 01:09:04.470

Adam Kaufman: be necessary for you to look at now right the flir analysis for the hotel and senior.

563

01:09:05.640 --> 01:09:11.430

Adam Kaufman: townhouse project, the details regarding the size square footage number of bedrooms of the town houses.

564

01:09:12.450 --> 01:09:14.820

Adam Kaufman: Maybe some additional site plan.

565

01:09:17.580 --> 01:09:22.050

Adam Kaufman: details and conceptual screening landscape plans these may or.

566

01:09:23.160 --> 01:09:28.980

Adam Kaufman: reduce your or present the plan better to be more comfortable with the plan and the density.

567

01:09:37.980 --> 01:09:40.440

Christopher Carthy: Can you go to the the third section that you talked about.

568

01:09:41.970 --> 01:09:43.020

Adam Kaufman: That is the third section.

569

01:09:43.260 --> 01:09:45.570

Adam Kaufman: The first section, how to do a comprehensive plan.

570

01:09:45.960 --> 01:09:46.770

Adam Kaufman: And how this.

571

01:09:46.830 --> 01:09:51.600

Adam Kaufman: proposal of the hotel, plus the senior planning compatible with.

572

01:09:53.580 --> 01:10:04.860

Michael Pollack: To point out of the plan that we're looking at you know is pretty skeletal and you know when you compare it with the level of detail.

573

01:10:05.910 --> 01:10:13.200

Michael Pollack: That we've been looking at, for example on the summit, you know where we had the ability to consider.

574

01:10:14.220 --> 01:10:34.200

Michael Pollack: finishes and whether there would be no uniformity in the EU and the shading of the surfaces of each of the building, I mean that level of detail and again trying to be critical it's just a factual statement is imposing no.

575

01:10:34.410 --> 01:10:36.210

Adam Kaufman: Nor, nor would.

576

01:10:36.420 --> 01:10:43.800

Adam Kaufman: We expect that to be Michael they the summit club is in front of us for site plan approval so.

577

01:10:45.060 --> 01:10:53.670

Adam Kaufman: yeah even when i'm saying we might want additional detail, it would never be at that level because they're not at that point in the process, yet.

578

01:10:54.900 --> 01:10:58.620

Kory Salomone: And when we get to that point in the process, we will have that level of detail.

579

01:10:59.700 --> 01:11:04.710

Michael Pollack: So what's the intermediate step that you're suggesting we might be looking for that.

580

01:11:04.920 --> 01:11:15.690

Adam Kaufman: Well, I guess, the first question is, if this is enough information for you to make your recommendation back to the town board then there's no additional detail that the applicant past the present.

581

01:11:16.740 --> 01:11:26.490

Adam Kaufman: When when a some Member board members are saying that they're concerned about the density, well then maybe these additional details will lay that concern.

582

01:11:26.970 --> 01:11:35.910

Adam Kaufman: Maybe it won't i'm just trying trying to find out what information to board needs at this point to to make those recommendations back to the town board.

583

01:11:36.120 --> 01:11:38.190

Adam Kaufman: If it's just the verbal discussion that.

584

01:11:38.400 --> 01:11:50.760

Adam Kaufman: You know these are these end up being approximately quarter acre lots and and you feel comfortable enough to go forward at this point to the town board that that would be sufficient I just need to take the Boards temperature and.

585

01:11:52.230 --> 01:11:53.070

Adam Kaufman: See how you feel.

586

01:11:53.580 --> 01:12:00.240

Michael Pollack: Well, I mean, I think you know I think Craig made an interesting point that I found useful.

587

01:12:01.260 --> 01:12:10.860

Michael Pollack: When you know you said pray this would be the least don't project that we've approved in the last 10 years did I did I say that correctly.

588

01:12:11.820 --> 01:12:14.820

Frank: I unless have had need to be corrected, I believe so.

589

01:12:15.090 --> 01:12:16.440

Michael Pollack: Okay, Adam Is that correct.

590

01:12:17.280 --> 01:12:20.550

Adam Kaufman: i'm just I just can't answer that right now, like I don't know.

591

01:12:20.850 --> 01:12:25.140

Frank: In terms of an fha or basis, I absolutely believe so.

592

01:12:25.590 --> 01:12:33.360

Adam Kaufman: I don't think the other multifamily developments, particularly the bigger ones were calculated as an FDR so I just don't know.

593

01:12:34.440 --> 01:12:47.820

Frank: But i'll put it into perspective if you want to think about fl I think Mariana is is around point between Point six and seven, which is almost double the square footage on a per acre basis, and this will wander yard is almost three times.

594

01:12:48.210 --> 01:12:50.220

Adam Kaufman: That is diving pretty much smaller.

595

01:12:50.280 --> 01:12:51.330

Frank: much smaller lot.

596

01:12:51.330 --> 01:12:57.720

Frank: yeah you know, but this is also a different product is a townhouse product with a larger unit so.

597

01:12:57.900 --> 01:13:06.210

Roland Baroni: If you do it just looking at density on the usable acres of Mariana Mariana was about 14 units per acre right.

598

01:13:06.270 --> 01:13:07.050

Frank: This is less than now.

599

01:13:07.530 --> 01:13:11.070

Roland Baroni: And I think I think the lumberyard comes in, at about the same yeah.

600

01:13:11.130 --> 01:13:14.010

Adam Kaufman: But that you know those I don't think those are apples to apples.

601

01:13:14.040 --> 01:13:15.960

Frank: I don't know i'm not saying that.

602

01:13:16.260 --> 01:13:16.680

Adam Kaufman: i'm not saying.

603

01:13:18.540 --> 01:13:28.320

Jim Jensen: When when the floria ratio is calculated or the or the land coverage is the is this setback deduct it out of that or is it on the total the total area.

604

01:13:28.590 --> 01:13:30.510

Adam Kaufman: total area of the property right.

605

01:13:30.540 --> 01:13:32.070

Adam Kaufman: So yeah so that's liar.

606

01:13:33.030 --> 01:13:48.870

Jim Jensen: total net lot areas so for this for this property what we're seeing is that the the developments kind of pushed towards the old towards them the IBM drive and that's because of the I guess the the is not a steep slope, but because of the slope down to Community park is that.

607

01:13:49.140 --> 01:13:50.940

Adam Kaufman: it's very much a steep slope yeah.

608

01:13:51.240 --> 01:13:52.560

Jim Jensen: Oh, it is yeah so that.

609

01:13:53.640 --> 01:14:04.950

Jim Jensen: I guess i'm saying is that it's it's we're while we're talking about a lower carrbridge we're actually discount if we look at the total coverage of the area that's developed counting the arena it's not.

610

01:14:05.730 --> 01:14:11.790

Frank: No it's based off of the deduction from the net lot area fly so that's what the doctor.

611

01:14:11.820 --> 01:14:15.720

Adam Kaufman: For Gemma, I didn't take your point what we try to say.

612

01:14:15.750 --> 01:14:17.610

Adam Kaufman: Oh existing disturb areas.

613

01:14:17.880 --> 01:14:21.060

Jim Jensen: know what i'm saying is the i'm looking at there's the.

614

01:14:22.170 --> 01:14:24.000

Jim Jensen: Oh there it is yeah I think there's a.

615

01:14:25.140 --> 01:14:39.060

Jim Jensen: The area that's all tours Community park this the steep slope on the side of the hill running down and running towards towards I guess is maybe left to page or right to page on here that area is is not developed and it's not being developed because it's.

616

01:14:42.330 --> 01:14:49.620

Jim Jensen: Slow suitable not suitable right, so I was just asking so of the area that's being developed, I was just trying to understand what the ratios were.

617

01:14:49.800 --> 01:14:50.730

Adam Kaufman: Ah, OK.

618

01:14:50.790 --> 01:14:56.250

Adam Kaufman: If you take a look at the disturb area you right Okay, I see what you're saying.

619

01:14:59.760 --> 01:15:10.020

Adam Kaufman: That you want to know what the density is or what a flir is, if you took a smaller piece, but it's that's just not how we calculated Jim I don't what are you looking at.

620

01:15:10.380 --> 01:15:15.630

Jim Jensen: I I was just trying to get a fair, I was just trying to get a fair representation of the of the car I think what i'm.

621

01:15:16.830 --> 01:15:28.260

Jim Jensen: What i'm looking at, but then reverse what the values are represents are somewhat skewed bizarre accounting for areas that's that's not developed or not viable to be developed as any kind of.

622

01:15:29.370 --> 01:15:31.620

Jim Jensen: Of resident benefit right.

623

01:15:33.420 --> 01:15:35.310

Michael Pollack: i'm sorry developable.

624

01:15:35.520 --> 01:15:39.270

Jim Jensen: not develop old that's right yeah so the developer area that's where I was looking at.

625

01:15:39.450 --> 01:15:48.390

Kory Salomone: But that's been deducted when we account for net lot area we're not utilizing gross lot area calculator FDR we're deducting the steep slopes and well.

626

01:15:48.750 --> 01:15:51.780

Adam Kaufman: yeah the law already accounted for that gem okay.

627

01:15:53.190 --> 01:16:04.500

Frank: And if you look at the original, albeit zoning district that was based off of a lot a square foot gross lot area per unit accounted for.

628

01:16:05.280 --> 01:16:11.190

Frank: You know, there was a reduction in that time right, so you had the 20 10,000 square feet, based upon the whole entire site.

629

01:16:11.430 --> 01:16:11.670

Right.

630

01:16:12.810 --> 01:16:13.230

Christopher Carthy: Now is.

631

01:16:14.700 --> 01:16:18.780

Christopher Carthy: i'd like to move forward, you know, does the planning board have anything.

632

01:16:19.410 --> 01:16:35.790

Christopher Carthy: To contribute to the town board decision in its zoning decision where that's where we're at we're at a critical point where do we have some feedback to give the the town board one more waiting for traffic analysis by the by the.

633

01:16:39.060 --> 01:16:44.880

Christopher Carthy: Traffic consultant will look at this and confirm that the one entrance is good.

634

01:16:46.530 --> 01:16:56.850

Christopher Carthy: But you know basically we're looking at the density we're looking at the flir building coverage, are we happy with that and that's what we need to feed back to the.

635

01:16:57.900 --> 01:17:04.620

Christopher Carthy: Town board, otherwise the rest of the conversation will be mostly dealt with insight plan right.

636

01:17:05.430 --> 01:17:11.970

Michael Pollack: But also the same rules about impervious surface and still apply is that.

637

01:17:13.230 --> 01:17:14.880

Michael Pollack: Correct correct assumption.

638

01:17:15.420 --> 01:17:22.290

Adam Kaufman: Well, the applicants going to have to deal with stormwater so from that the impervious surfaces standpoint that time they're going to deal with that.

639

01:17:22.500 --> 01:17:29.220

Adam Kaufman: O FF Ah yes will be they'll have to comply with the regulations and what was it.

640

01:17:29.310 --> 01:17:30.360

Adam Kaufman: seven will be here.

641

01:17:30.750 --> 01:17:33.300

Kory Salomone: yeah 65 market and seven elevation.

642

01:17:34.020 --> 01:17:37.200

Michael Pollack: And this is a condo project or mental processes that this is.

643

01:17:39.570 --> 01:17:42.030

Frank: what's going to be a condo for sale project.

644

01:17:43.080 --> 01:17:45.390

Kory Salomone: It will yeah fee simple with condo taxation.

645

01:17:46.680 --> 01:17:49.200

Michael Pollack: which was really outside our the questions that would.

646

01:17:51.360 --> 01:17:55.380

Christopher Carthy: Also, the FF age will not be senior protected correct.

647

01:17:58.440 --> 01:18:16.530

Frank: i'm not sure exactly how they want to handle that but in in the law where you have an age restriction that it's 55 and above your your have you have to have a minimum of 80% so 20 of them 20% of the overall density can be sold to anybody.

648

01:18:17.760 --> 01:18:29.640

Frank: So, like we did in the senior project those I think for reserved for the F F H, with no age restrictions that might happen here as well, like I said i'll comment part of the resolution rolling them at that time.

649

01:18:30.300 --> 01:18:31.440

Roland Baroni: yeah yeah.

650

01:18:34.890 --> 01:18:50.820

Christopher Carthy: So we're Members, you know what i'm going to say to you is i'm not hearing anything from the planning board that contradicts the applicants submission to us, we have rolled on we have Adams comments that we can encourage the town board to adopt so that.

651

01:18:50.970 --> 01:18:52.680

Christopher Carthy: It should this.

652

01:18:53.910 --> 01:19:07.860

Christopher Carthy: zoning change be adopted somewhere else, those provisions protect that development, so I mean, I would say to the talent word that they should give consideration to Adams comments about the.

653

01:19:08.400 --> 01:19:24.150

Christopher Carthy: offset from its private road in the state road and the park and that the density that propose here is reasonable, of the project, and we would encourage the town board to move forward with the project.

654

01:19:24.990 --> 01:19:29.760

Christopher Carthy: that's what i'm saying, because i'm not hearing anything that is contradictory from the planning board.

655

01:19:29.940 --> 01:19:41.880

Jim Jensen: If I, if I may just so I just don't one for the anatomy is a yes, Christopher I I mostly agree just couple comments on them for Adams recommendation about the.

656

01:19:42.600 --> 01:19:46.800

Jim Jensen: sidewalk and that perhaps if just the recommendation to the town board and that they.

657

01:19:47.610 --> 01:20:03.240

Jim Jensen: I don't know if it's appropriate when is it appropriate can kind of conversation of the multiple parties be coordinated, IBM, the town and my man Madonna properties, so at least to be able to have a kind of a holistic.

658

01:20:04.500 --> 01:20:07.200

Jim Jensen: solution, if you will, for the traffic flow.

659

01:20:08.670 --> 01:20:18.750

Christopher Carthy: Just let me ask you this, does the applicant have a means of providing access to the cross walk without involving ideas.

660

01:20:21.450 --> 01:20:23.910

Frank: yeah I don't think IBM has to be involved with that cross work.

661

01:20:24.510 --> 01:20:30.480

Christopher Carthy: it's, in other words, you can get to that cross wall without involving IBM in your conversation.

662

01:20:30.750 --> 01:20:31.860

Frank: Yes, well.

663

01:20:32.130 --> 01:20:37.350

Jim Jensen: i'm, if I may i'm not necessarily for adjust to the cross well, but also to the.

664

01:20:38.370 --> 01:20:49.110

Jim Jensen: The access to the on and off of off of off of IBM drive onto the site, so that the one principal driveway to the to the condo complex.

665

01:20:49.770 --> 01:20:59.130

Jim Jensen: They drive to the the access point to the hotel and IBM drive right, it seems like there seems my sense is it feels that there's multiple parties involved in that.

666

01:21:00.420 --> 01:21:02.820

Jim Jensen: And you should there be some coordination, now is the time.

667

01:21:05.220 --> 01:21:13.110

Christopher Carthy: Okay, Jim miley miley thought on that is is that wishful thinking, I mean, I appreciate your point and i'm actually.

668

01:21:13.740 --> 01:21:26.400

Christopher Carthy: wondering, is there a way to make that more wheel it's because if IBM is very hands off and not really willing to discuss it is there a way to encourage IBM to do that that's what.

669

01:21:26.820 --> 01:21:31.320

Adam Kaufman: I think we're overstepping here look the applicant understands what they need to do.

670

01:21:31.350 --> 01:21:40.770

Adam Kaufman: they're going to come up, hopefully with a plan, if that plan doesn't involve IBM, so be it, if it does, then i'm going to reach out to IBM and and and talk to them.

671

01:21:41.070 --> 01:21:42.420

Jim Jensen: Okay, all right.

672

01:21:44.070 --> 01:21:48.510

Frank: We got to come back here site plan approval and make the plan, the best that it can be with the planning.

673

01:21:51.480 --> 01:21:53.880

Christopher Carthy: board members is there anything else you want to add to this.

674

01:21:55.800 --> 01:21:56.730

Michael Pollack: Question sorry.

675

01:21:57.780 --> 01:22:11.730

Michael Pollack: Has there been any discussion, if you do T process becomes pro long about substituting a shuttle for pedestrian access or, at least temporarily.

676

01:22:12.810 --> 01:22:13.350

Kory Salomone: Yes.

677

01:22:13.410 --> 01:22:20.250

Adam Kaufman: The applicant has offered to do that in lieu of of the crosswalk but I really think they serve different.

678

01:22:20.580 --> 01:22:25.560

Adam Kaufman: purposes right there's real no need for the shuttle everyone is going to live here is going to have a car.

679

01:22:25.740 --> 01:22:30.300

Adam Kaufman: Will so if if they're not walking they're not gonna they're not going to use a shuttle they'll.

680

01:22:30.300 --> 01:22:40.500

Adam Kaufman: Just they'll just drive it really is this alternate mode, you know, some people just want to walk to downtown they want to go out to dinner, and I have a drink and not driving.

681

01:22:41.280 --> 01:22:42.480

Michael Pollack: Sorry for going over oh.

682

01:22:42.780 --> 01:22:45.360

Adam Kaufman: No, I think it's worth worth discussing it.

683

01:22:46.080 --> 01:22:51.210

Christopher Carthy: and Michael did you need a shuttle from the hotel or a shuttle from the residences.

684

01:22:51.390 --> 01:22:58.740

Michael Pollack: I was thinking for the residences and it occurred to me the shuttle might have one anyway, whether it's to and from the airport or to come down by.

685

01:22:59.280 --> 01:23:06.300

Frank: This desert a service that that is an IBM, as it is now, I think we would piggyback off that and coordinate with them.

686

01:23:07.890 --> 01:23:08.010

Frank: You.

687

01:23:08.760 --> 01:23:11.310

Michael Pollack: know, I was thinking of it as a temporary measure, perhaps.

688

01:23:20.910 --> 01:23:22.650

Christopher Carthy: The very thing you want to add to this.

689

01:23:23.340 --> 01:23:27.930

Steven Sauro: Now is the very productive conversation, and I think it's a wise move to.

690

01:23:29.850 --> 01:23:39.600

Steven Sauro: forward to the town board a general positive recommendation to to I think the density is is easily workable and again, this is the first.

691

01:23:40.020 --> 01:23:53.370

Steven Sauro: iteration that we've seen obviously in a couple of years and we look at this now, yes, it looks like you know, a very blank canvas, so to speak, like you know row housing row house and another town no offense to levittown.

692

01:23:55.650 --> 01:24:05.520

Steven Sauro: But it's going to be a tremendous difference from what we see here and there will be iterations that we, we cannot proceed right now and and projects will get better and better, as we proceed.

693

01:24:06.630 --> 01:24:10.020

Steven Sauro: So Raza right now, I have no no issues with anything that i've heard.

694

01:24:10.590 --> 01:24:11.310

Larry.

695

01:24:12.510 --> 01:24:19.590

Larry Ruisi: yeah i'm good with it, Chris I kind of did a summary a few minutes ago and i'm that I pretty much, though.

696

01:24:20.460 --> 01:24:26.370

Christopher Carthy: board members, I think the position the planning board as i'm hearing is that we reviewed the planet pretty carefully.

697

01:24:27.960 --> 01:24:49.200

Christopher Carthy: We respect the Africans plan we think is density is a corporate, we think that the the zoning law beyond just the scope of this project should reflect Adams comments for offsets and we're comfortable with the building coverage here and the fl as presented.

698

01:24:51.270 --> 01:24:53.220

Christopher Carthy: That would be my recommendation to the.

699

01:24:53.670 --> 01:24:55.710

Christopher Carthy: Town board that'd be great.

700

01:24:58.020 --> 01:25:02.640

Christopher Carthy: So i'll make a motion to send my my recommendation to the town board.

701

01:25:04.620 --> 01:25:04.920

i'll see.

702

01:25:06.000 --> 01:25:07.080

Christopher Carthy: You all in favor.

703

01:25:07.230 --> 01:25:07.530

I.

704

01:25:08.970 --> 01:25:09.690

Christopher Carthy: Thank you.

705

01:25:09.990 --> 01:25:10.440

Frank: That you.

706

01:25:10.560 --> 01:25:13.470

Christopher Carthy: Have you know corey I think you're gonna have to hang out now okay.

707

01:25:14.280 --> 01:25:18.270

Kory Salomone: Really it's really all we're doing is scheduling a public hearing it would be alright with you.

708

01:25:18.930 --> 01:25:22.830

Christopher Carthy: If we be for 124 hours at all we're doing well if.

709

01:25:22.860 --> 01:25:31.200

Adam Kaufman: You recall the major issues on 124 old mount kisco road or the amount of variances needed for that subdivision.

710

01:25:31.500 --> 01:25:43.380

Adam Kaufman: The APP kind of secure all of the variances from the CPA so I agree, I don't think there's anything is popping the applicant from bringing it to hearing some other concerns there.

711

01:25:44.700 --> 01:25:57.180

Christopher Carthy: yeah I mean, I think it does the va has green light is that it seems to me that it's now a conventional planning board application, and so what we can do is schedule the public hearing.

712

01:25:59.340 --> 01:26:00.420

Adam Kaufman: joanie concerned you.

713

01:26:00.450 --> 01:26:01.200

Joe Cermele: know and.

714

01:26:01.260 --> 01:26:06.240

Joe Cermele: Do that you have my memo from our prior review so there's some technical issues that need to be worked through but.

715

01:26:07.680 --> 01:26:11.700

Christopher Carthy: i'll make a motion to schedule the public hearing for 124.

716

01:26:12.090 --> 01:26:15.270

Adam Kaufman: yeah We just need to decide when we're going to do that, but.

717

01:26:16.140 --> 01:26:18.090

Christopher Carthy: We decided, one of the side that offline.

718

01:26:18.630 --> 01:26:19.650

Adam Kaufman: yeah that's fine.

719

01:26:19.980 --> 01:26:25.380

Christopher Carthy: Okay, the site offline I mean emotion too scared to public hearing for 124.

720

01:26:27.600 --> 01:26:28.440

Christopher Carthy: Someone want to say.

721

01:26:29.340 --> 01:26:29.820

Steven Sauro: A second.

722

01:26:30.570 --> 01:26:31.410

Christopher Carthy: All in favor.

723

01:26:31.560 --> 01:26:31.920

Christopher Carthy: Aye.

724

01:26:32.370 --> 01:26:36.300

Kory Salomone: Okay, there you go corey Thank you very much for your time really appreciate it guys have a great evening.

725

01:26:37.110 --> 01:26:38.190

Frank: Thank you, everybody good night.

726

01:26:38.790 --> 01:26:39.030

Jim Jensen: good night.

727

01:26:39.960 --> 01:26:40.230

Christopher Carthy: good night.

728

01:26:40.800 --> 01:26:41.400

Frank: guys, thank you.

729

01:26:42.390 --> 01:26:52.140

Christopher Carthy: Alright, so the next item, before it's to the public hearing for 868 North Broadway and that public hearing.

730

01:26:53.400 --> 01:26:56.070

Christopher Carthy: bows the paperwork, in order for that public hearing.

731

01:26:56.760 --> 01:26:57.270

Valerie B Desimone: Yes, it is.

732

01:26:57.900 --> 01:27:01.530

Christopher Carthy: Thank you and Steve sorrows going to be the notice apothecary.

733

01:27:02.730 --> 01:27:14.460

Steven Sauro: Thank you, Chris notices here, but given that the north Castle planning Board will hold a public hearing online at nc TV and an Armani and thankful on and ctv cablevision 18 and barisan 39.

734

01:27:14.850 --> 01:27:24.630

Steven Sauro: In North white plains, on Monday April 26 2021 at 7pm or soon thereafter when any person may be heard in favor of war against the re approval.

735

01:27:24.930 --> 01:27:35.700

Steven Sauro: Of the 868 North Broadway site plan application which previously expired property is located at 868 North Broadway and known on the North Castle tax maps as a lot.

736

01:27:36.240 --> 01:27:44.310

Steven Sauro: One to 2.12 dash five dash six three and located within the CBS zoning district public comments can be submitted to planning.

737

01:27:44.670 --> 01:27:52.980

Steven Sauro: At North Castle and wide calm during the meeting and invitation to the meeting will be given if you would like to provide a lot of comments to the board during the meeting.

738

01:27:56.940 --> 01:27:57.720

Steven Sauro: Europe Chris.

739

01:28:01.260 --> 01:28:05.670

Christopher Carthy: So the applicant can step up now for a moment, basically, this is a.

740

01:28:07.200 --> 01:28:12.630

Christopher Carthy: plan that was approved and we're just more or less they're reopening it is every call.

741

01:28:13.020 --> 01:28:24.120

P Daniel Hollis: Right, Mr Chairman, good at good evening, Daniel Hollis Hollis label on Simon attorneys for the applicant, along with Tom Kerrigan from site design consultants and pardon me.

742

01:28:24.870 --> 01:28:33.960

P Daniel Hollis: My March 8 letter to the board, which is part of the record reflects that this was a plan that was approved practically identically in.

743

01:28:34.740 --> 01:28:47.760

P Daniel Hollis: May of 2019 with a 2020 deadline June of 2020 completion date for reasons that we need and go into completely those deadlines were not met due to a prior.

744

01:28:48.270 --> 01:29:09.150

P Daniel Hollis: Construction management situation, and so, given that the plan remains the same, we are before you tonight for a public hearing we're glad to answer any and all questions, Mr Kerrigan is here I've read

the resolution it's acceptable to Mr kerrigan and myself, and we would urge its adoption.

745

01:29:09.660 --> 01:29:10.350

Christopher Carthy: absent any.

746

01:29:10.470 --> 01:29:13.110

P Daniel Hollis: Further questions or comments from the public or the board.

747

01:29:13.920 --> 01:29:14.580

Christopher Carthy: Thank you, Dan.

748

01:29:16.110 --> 01:29:19.440

Christopher Carthy: board members, you have any questions about the resolution before us.

749

01:29:21.480 --> 01:29:32.640

Jim Jensen: I do yeah so um you know, so I I think what the what was new news which is good news in the in the application was that the do T.

750

01:29:34.020 --> 01:29:39.780

Jim Jensen: Do to permit approval was inserted into into the application, which was not in the previous one.

751

01:29:41.700 --> 01:29:44.760

Jim Jensen: So I think that's a bit of good news, so but.

752

01:29:46.050 --> 01:29:46.560

Jim Jensen: What.

753

01:29:47.850 --> 01:29:53.760

Jim Jensen: When I was concerned about was you know it's come up on some other applications was just on the.

754

01:29:55.050 --> 01:29:56.130

Jim Jensen: You know one the frontage.

755

01:29:58.740 --> 01:30:07.020

Jim Jensen: A budding the state road the accuracy of the site plan application or the accuracy of the background survey and now we're getting into.

756

01:30:07.590 --> 01:30:18.540

Jim Jensen: You know some of those dimensions and this one amen hasn't been some things hadn't been called out and and the plan specifically says that it's really not.

757

01:30:19.260 --> 01:30:30.030

Jim Jensen: A survey that this note here is sort of distancing himself from the application and a survey plan so i'm i'm wondering, since some of those details haven't been dimensions if.

758

01:30:31.410 --> 01:30:43.560

Jim Jensen: We look at the resolutions prior to his site plan or prior to building plant that be coordinated and if any any of those details around this plan are not buildable to be some way to reconcile that.

759

01:30:45.510 --> 01:30:52.170

P Daniel Hollis: The frontage variants was granted by the zoning board with specificity, Mr Jensen.

760

01:30:52.260 --> 01:30:57.420

Jim Jensen: Oh, I want, I question that i'm not i'm not questioning the variance arm about that no not at all.

761

01:30:58.170 --> 01:31:08.220

Jim Jensen: Just about between the area of the variance and the commitment of the deal of with a deity is saying, some of those areas seem a little bit fuzzy.

762

01:31:08.940 --> 01:31:19.200

Jim Jensen: And i'm sorry I don't mean fuzzy in a negative way I just mean that that the survey, perhaps, is somewhat distant in the past, I don't know if it's in asheville condition.

763

01:31:19.590 --> 01:31:22.410

Adam Kaufman: I don't know God work occur ready Tom.

764

01:31:23.820 --> 01:31:31.140

Tom Kerrigan: and believe some of it has has it we started I don't know all of the do to work has been completed but they move they started putting in.

765

01:31:31.950 --> 01:31:32.970

Adam Kaufman: The sidewalk.

766

01:31:33.060 --> 01:31:33.480

Jim Jensen: Does that.

767

01:31:33.510 --> 01:31:35.280

Adam Kaufman: ruin your concern, Jim or.

768

01:31:35.700 --> 01:31:46.860

Jim Jensen: It would yeah because I wasn't sure if the the plan that we'd be approving perhaps would not be buildable is this is what I was getting too, because we, we would then discover.

769

01:31:47.820 --> 01:32:04.530

Jim Jensen: Through you know construction field survey work that those details are not possible, perhaps the the space between the the building pillars and that frontage and the edge of the right away in the sidewalk perhaps some of that dimensional will not be will not work.

770

01:32:04.920 --> 01:32:11.550

P Daniel Hollis: Do tease already excuse me do tues already been out there and signed off on the plan and been overseeing it is that correct um.

771

01:32:13.230 --> 01:32:25.680

Tom Kerrigan: they've they've been out there, I don't know if they're overseeing the current work so much on a daily basis or or I don't think that's there to play their policy but they're aware that the work is being performed.

772

01:32:27.360 --> 01:32:30.660

P Daniel Hollis: There, and they are aware of the parameters of the work area.

773

01:32:30.810 --> 01:32:31.800

Tom Kerrigan: yeah yeah.

774

01:32:36.450 --> 01:32:48.510

Jim Jensen: I was just questioning do we need if if there's if there's a remedy, or is there is there enough coverage in the resolution now that if it's discovered later I would that I was unaware that the work is gone going now, so perhaps that.

775

01:32:50.580 --> 01:32:51.930

Jim Jensen: is good it's a good thing.

776

01:32:54.660 --> 01:32:58.080

Jim Jensen: I was concerned, we weren't going to get the Walker I was concerned that we weren't going to get the curb.

777

01:32:59.070 --> 01:33:06.360

P Daniel Hollis: it's all under way and so that's a line of demarcation we certainly can build beyond that sidewalk or that road so.

778

01:33:06.510 --> 01:33:15.330

Jim Jensen: Well, of course, so I understand that i'm not questioning that i'm just asking you know what what's what appears to be buildable i'm just not sure if it's actually you know that was my concern.

779

01:33:17.370 --> 01:33:17.880

Jim Jensen: Was there was a.

780

01:33:18.300 --> 01:33:21.780

Christopher Carthy: question that Jim was asking pertaining seven cents to.

781

01:33:22.980 --> 01:33:28.590

Christopher Carthy: All side plans to the sense of fear, you know if something is represented to the planning board.

782

01:33:28.740 --> 01:33:37.410

Christopher Carthy: But in fact can be done because the survey is inaccurate or whatever, and we discovered that it can't be done, how was that resolve.

783

01:33:38.070 --> 01:33:46.410

Christopher Carthy: resolve, either through the building inspectors saying it's a marginal field change or it's something that has to come back to the planning board is that true.

784

01:33:46.800 --> 01:34:01.710

Adam Kaufman: Basically there's a condition in here that says, if they encounter such conditions, not for seeing in the original planning, you have to report such conditions, immediately to the building department in town engineer, not that point we'll figure out what we need to do what.

785

01:34:01.770 --> 01:34:08.100

Jim Jensen: What caught my attention a one was because we've had other other issues that come up and then there was, you know that.

786

01:34:08.460 --> 01:34:14.730

Jim Jensen: The engineer in this application least was quite clear, he says the engineer says he assumes no responsibility for the accuracy of the survey.

787

01:34:15.570 --> 01:34:27.090

Jim Jensen: So you know, so we have a site plan above us and the engineer saying hey here's the site plan, but i'm assuming you know i'm taking responsibility for the accuracy of what i'm giving you I just I just kind of raise the flag.

788

01:34:29.280 --> 01:34:36.540

Jim Jensen: Usually they'll say you know this is based on a survey and the survey is as built up a certain date that's where I was coming from.

789

01:34:40.860 --> 01:34:41.550

Christopher Carthy: A huge.

790

01:34:43.440 --> 01:34:48.900

Christopher Carthy: And I think that's something to keep in mind as we move forward as well for the application.

791

01:34:50.460 --> 01:34:52.950

Christopher Carthy: So, again on that know.

792

01:34:56.160 --> 01:35:02.730

Christopher Carthy: Beyond jim's concerned there's a draft resolution in front of us Does anyone want to add any comments to that or any other concerns.

793

01:35:06.390 --> 01:35:11.670

Jim Jensen: know that the fourth the fourth, whereas, on page three of eight um was it a.

794

01:35:12.900 --> 01:35:17.850

Jim Jensen: Was it a nine foot nine and a half foot front yard variance or was it a half a foot variance.

795

01:35:18.210 --> 01:35:19.920

Adam Kaufman: got a title nine and a half foot.

796

01:35:20.040 --> 01:35:22.740

Jim Jensen: was not in half, like that was correct okay all right.

797

01:35:39.090 --> 01:35:40.770

Jim Jensen: A half foot yeah.

798

01:35:44.850 --> 01:35:45.330

Christopher Carthy: So.

799

01:35:48.030 --> 01:35:52.740

Christopher Carthy: The way the stands is i'll make a motion that we adopt the draft resolution.

800

01:35:53.040 --> 01:35:53.940

Adam Kaufman: But first, you have to.

801

01:35:55.050 --> 01:35:56.520

Christopher Carthy: Close to public hearing well.

802

01:35:56.580 --> 01:35:58.800

Adam Kaufman: Let me just say that we did not receive any.

803

01:35:58.950 --> 01:35:59.880

comments to spirit.

804

01:36:01.230 --> 01:36:03.510

Christopher Carthy: Thank you i'll make a motion to close the public hearing.

805

01:36:05.850 --> 01:36:06.480

Jim Jensen: i'll second that.

806

01:36:06.780 --> 01:36:08.400

Christopher Carthy: Thank you all favor.

807

01:36:08.670 --> 01:36:09.030

By.

808

01:36:10.260 --> 01:36:13.770

Christopher Carthy: Then i'll make a motion to adopt them, the resolution.

809

01:36:14.940 --> 01:36:15.810

Jim Jensen: Second, that again.

810

01:36:16.170 --> 01:36:18.000

Christopher Carthy: Thank you all in favor.

811

01:36:19.980 --> 01:36:26.580

Christopher Carthy: So this is the House you as always good job graduations and take them home with you.

812

01:36:26.910 --> 01:36:30.150

P Daniel Hollis: Thank you very much thank you all and stay safe and be well, thank you.

813

01:36:30.360 --> 01:36:30.720

Christopher Carthy: Thank you.

814

01:36:32.130 --> 01:36:33.240

Valerie B Desimone: Danny you still there.

815

01:36:33.450 --> 01:36:34.020

P Daniel Hollis: Yes, ma'am.

816

01:36:34.770 --> 01:36:40.830

Valerie B Desimone: Can you email me your clients email, so I can do a sign easy for the resolution of Google.

817

01:36:41.760 --> 01:36:44.070

P Daniel Hollis: I will i'll do it as soon as we hang up out.

818

01:36:44.370 --> 01:36:45.780

Valerie B Desimone: Great thanks a lot appreciate it.

819

01:36:46.140 --> 01:36:47.610

P Daniel Hollis: Thank you Valerie good night all.

820

01:36:48.210 --> 01:36:48.420

night.

821

01:36:51.030 --> 01:36:51.750

Christopher Carthy: Or the next.

822

01:36:53.190 --> 01:37:00.090

Christopher Carthy: occasion before us is free middle patent road for discussion was swimming pool and.

823

01:37:03.090 --> 01:37:06.450

Christopher Carthy: and mouse the paperwork, in order for that application.

824

01:37:07.140 --> 01:37:07.380

yeah.

825

01:37:08.400 --> 01:37:09.600

Valerie B Desimone: In order for this application.

826

01:37:10.380 --> 01:37:13.740

Christopher Carthy: And Larry Ruiz he's going to read to notice a public hearing.

827

01:37:15.840 --> 01:37:24.960

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

828

01:37:26.910 --> 01:37:35.370

Larry Ruisi: And then Armand can bank spill on nc TV cablevision 18 and verizon 39 in North white plains, on Monday April.

829

01:37:37.740 --> 01:37:47.880

Larry Ruisi: At 7pm or soon thereafter when any person may be heard in favor or against the three little pattern road site plan and wetlands permit application.

830

01:37:48.270 --> 01:37:57.960

Larry Ruisi: For the construction of an 18 by 40 foot swimming pool within interior spa and I blue stone terrorists property is located at three.

831

01:37:58.350 --> 01:38:11.280

Larry Ruisi: it'll patent road and known on the North Castle tax maps as lot 95.03 dash one dash 52 and it's located within the R dash to a zoning district.

832

01:38:11.760 --> 01:38:25.140

Larry Ruisi: Public comments can be submitted to the to planning at North Castle new york.com during the meeting invitation to the meeting will be

given if you would like to provide live comments to the board during the meeting.

833

01:38:29.640 --> 01:38:30.360

Christopher Carthy: So.

834

01:38:33.810 --> 01:38:37.440

Christopher Carthy: So if the African wants to go over this again for a moment just.

835

01:38:38.430 --> 01:38:40.170

Glenn Ticehurst: For sure this one, can you guys hear me.

836

01:38:40.680 --> 01:38:45.030

Christopher Carthy: This is a public hearing, by the way we have anyone here who wants to speak on this application.

837

01:38:45.240 --> 01:38:46.230

Adam Kaufman: Not as of yet.

838

01:38:46.500 --> 01:38:51.600

Christopher Carthy: Not as of yet okay so glad you know just present to the public what's going on here.

839

01:38:52.710 --> 01:38:54.060

Glenn Ticehurst: Sure, can you guys hear me.

840

01:38:54.360 --> 01:38:54.840

Yes.

841

01:38:55.950 --> 01:39:06.120

Glenn Ticehurst: Yes, so thank you for hearing us this evening we're back we're here back a few months ago, and since that time, we have been.

842

01:39:07.860 --> 01:39:23.430

Glenn Ticehurst: Before the conservation board before the zoning board, and we are now refer back to you on this project is a swimming pool project on a very constrained property lots of typography there are wetlands, there are all sorts of.

843

01:39:24.720 --> 01:39:32.370

Glenn Ticehurst: constraints, so we did find them one spot on this property that can support a pool, and that is located immediately adjacent to the.

844

01:39:33.060 --> 01:39:39.030

Glenn Ticehurst: driveway where you can see the pool to the left, as you enter.

845

01:39:39.600 --> 01:39:49.770

Glenn Ticehurst: So we did a significant amount of mitigation planting in the back, we have addressed all the stormwater requirements P gregory's on this call our site engineer.

846

01:39:50.160 --> 01:40:05.430

Glenn Ticehurst: seth splicers landscape architects who works with me, as well as least graphs a homeowner so at this point, we did see the draft resolution and are hopeful that we can move forward with that, so the project can get underway happy to talk about any.

847

01:40:05.520 --> 01:40:12.030

Adam Kaufman: i'm just yeah just one other comment to the major planning issue that we had to deal with it was the location of the pool.

848

01:40:12.360 --> 01:40:22.410

Adam Kaufman: And the distance between middle patent and the pool the code requires three times set back the applicant went to the cva received the required variance.

849

01:40:23.100 --> 01:40:31.140

Adam Kaufman: which was granted, so I think the planning board is ready to to move forward with this unless they have some concerns with the draft resolution.

850

01:40:33.330 --> 01:40:35.130

Christopher Carthy: board members is now a you know.

851

01:40:36.390 --> 01:40:40.530

Christopher Carthy: it's as if this pool meets the conventional setback.

852

01:40:46.800 --> 01:40:49.050

Christopher Carthy: So board members or anything want to add to this.

853

01:40:52.680 --> 01:41:04.410

Christopher Carthy: No, I don't think so Okay, so I mean Glenn quite frankly I think the planning board is satisfied with the draft resolution so at this point, Adam there's no one in the public wants to speak.

854

01:41:05.310 --> 01:41:06.300

Adam Kaufman: Correct yeah.

855

01:41:06.330 --> 01:41:09.840

Christopher Carthy: If their neighbors the boy's family did send a positive.

856

01:41:10.140 --> 01:41:16.620

Christopher Carthy: Recommendation on this application they wanted to see it go forward as well, so I just want to thank them for the letter.

857

01:41:19.260 --> 01:41:24.300

Christopher Carthy: Now, moving past that i'll make a motion to close the public hearing.

858

01:41:25.230 --> 01:41:26.970

Christopher Carthy: Second, all in favor.

859

01:41:27.420 --> 01:41:31.920

Christopher Carthy: Aye Thank you and i'll make a motion to adopt the draft resolution.

860

01:41:32.850 --> 01:41:33.870

Steven Sauro: i'll second that as well.

861

01:41:34.230 --> 01:41:35.730

Christopher Carthy: Things the ball favor.

862

01:41:37.260 --> 01:41:38.970

Christopher Carthy: Okay, so glad they have it.

863

01:41:39.600 --> 01:41:40.500

Glenn Ticehurst: Thank you so much.

864

01:41:41.040 --> 01:41:41.610

Christopher Carthy: good night.

865

01:41:41.910 --> 01:41:42.870

Glenn Ticehurst: good night take care.

866

01:41:43.860 --> 01:41:44.430

Like fine.

867

01:41:46.920 --> 01:42:01.260

Christopher Carthy: The next application before us we're going to reopen a public hearing we were the notice a public hearing last meeting and the board decided to keep this notice a public hearing open so that we can see how the.

868

01:42:03.210 --> 01:42:12.270

Christopher Carthy: All right, and how our recommendations were considered by the advocate and so i'll make a motion to reopen the public area for 16 quaker meeting house wrote.

869

01:42:13.260 --> 01:42:14.040

Steven Sauro: A second Chris.

870

01:42:14.580 --> 01:42:17.490

Christopher Carthy: Thank you all favor Aye.

871

01:42:17.940 --> 01:42:18.210

Aye.

872

01:42:24.900 --> 01:42:29.130

Christopher Carthy: Adam Is there anyone in the from the public who's here for this as well.

873

01:42:29.370 --> 01:42:30.930

Adam Kaufman: Yes, Howard Fitzpatrick.

874

01:42:31.050 --> 01:42:32.220

Christopher Carthy: Always here as well, okay.

875

01:42:32.460 --> 01:42:34.440

Adam Kaufman: Yes, just let me know when you want me.

876

01:42:35.550 --> 01:42:38.100

Christopher Carthy: here for the let's hear from the applicant, please.

877

01:42:40.590 --> 01:42:41.520

Keith Werner: Hello everybody.

878

01:42:41.550 --> 01:42:43.500

Keith Werner: it's Keith Warner here from Ottoman Curry.

879

01:42:44.520 --> 01:42:52.380

Keith Werner: Representing the owners for 16 quaker meeting house he's actually trying to get into the meeting right now and.

880

01:42:53.160 --> 01:42:55.380

Birenberg, Eric: i'm wondering now, I was able to get an tightening.

881

01:42:55.890 --> 01:42:57.300

Keith Werner: Up there's Eric.

882

01:42:59.070 --> 01:43:03.630

Keith Werner: So we've been before you before receiving comments from.

883

01:43:04.950 --> 01:43:05.880

Keith Werner: Various.

884

01:43:07.320 --> 01:43:14.640

Keith Werner: members of the board, plus the public, and you know the town engineer and planning staff so we've.

885

01:43:16.050 --> 01:43:25.440

Keith Werner: we've made our appropriate amendments, I believe, to the plans from all the comments that we've received for this pool application, and I think that.

886

01:43:26.550 --> 01:43:30.090

Keith Werner: we're ready to hear any any final comments or.

887

01:43:31.500 --> 01:43:32.850

Christopher Carthy: Any notes goes to plan, please.

888

01:43:33.840 --> 01:43:35.190

Keith Werner: Sure, let me share the screen.

889

01:43:44.550 --> 01:43:50.940

Keith Werner: So this is the most recent plan submitted to the comments received that be April 12 meeting.

890

01:43:52.080 --> 01:43:59.730

Keith Werner: We added the additional existing smaller trees and the trees that were further down the hill.

891

01:44:02.370 --> 01:44:12.210

Keith Werner: And yeah mark the ones that would not be you know, would be able to be saved, based on the location of the fence and additional plantings requested.

892

01:44:13.320 --> 01:44:14.610

Keith Werner: down by the fence.

893

01:44:20.970 --> 01:44:26.820

Christopher Carthy: board members is there anything so basically what you did there as you add some screening along that fence poverty line correct.

894

01:44:27.240 --> 01:44:32.550

Keith Werner: Right to deal with the comments about visual and noise attenuation right.

895

01:44:32.790 --> 01:44:37.350

Christopher Carthy: Right right Okay, do you have any screening and funny pull equipment.

896

01:44:40.620 --> 01:44:46.170

Keith Werner: It is going to be downhill, from where the weighted, but it will be screen between.

897

01:44:46.440 --> 01:44:52.740

Christopher Carthy: Right, I know okay fine that's listen that's your deal, you know if you want to screen in front of it that's up to you and your your client.

898

01:44:55.650 --> 01:45:00.660

Christopher Carthy: So board members, you know the way, I think we see an improvement, the screen.

899

01:45:01.980 --> 01:45:13.470

Christopher Carthy: This is kind of a straightforward plane remember this originally came before us because of the greeting card, so we have moved to clear greeting limit line, and now I know that.

900
01:45:14.760 --> 01:45:22.080
Christopher Carthy: Those the treatment fences you define it here it's six foot chain link fence is that a is that going to be so horrible out.

901
01:45:25.500 --> 01:45:29.910
Keith Werner: That i'm not positive about what they've selected I don't know Eric.

902
01:45:30.600 --> 01:45:31.320
Christopher Carthy: Eric Eric.

903
01:45:31.350 --> 01:45:34.530
Christopher Carthy: yeah but what you intend to do this and silver black.

904
01:45:35.790 --> 01:45:42.870
Birenberg, Eric: You know, to me it really doesn't matter if it pleases, the board and Mr Fitzpatrick one color or another that that's absolutely.

905
01:45:43.530 --> 01:45:55.650
Christopher Carthy: A conventional black chain link fence, which is not hard to get anomaly not there's a nominal charge difference between you know blacking silver and.

906
01:45:56.790 --> 01:46:01.500
Christopher Carthy: Black fence, for your benefit as well just disappears into the landscape and.

907
01:46:02.880 --> 01:46:07.290
Christopher Carthy: I wouldn't mind if we could agree on the 72 inch black fence there.

908
01:46:09.390 --> 01:46:11.520
Birenberg, Eric: I have no no issue with the color black.

909
01:46:12.600 --> 01:46:16.410
Birenberg, Eric: You know I just don't know 72 and standard height or is that something that's.

910
01:46:16.650 --> 01:46:18.090
Christopher Carthy: Much more standard height from.

911
01:46:18.090 --> 01:46:20.820

Christopher Carthy: The point of view, a Defense if you're trying to keep.

912

01:46:20.880 --> 01:46:21.270

Your.

913

01:46:23.220 --> 01:46:25.260

Birenberg, Eric: Sure 772 inch black and fun.

914

01:46:26.340 --> 01:46:34.980

Christopher Carthy: Are you trying to keep you out, you have a Defense to all the way around 72 all the way around it does right because back to the House on both points.

915

01:46:36.300 --> 01:46:41.760

Christopher Carthy: Well, your aluminum aluminum is horizontal correct the aluminum is your decorative aluminum is were.

916

01:46:43.380 --> 01:46:49.830

Keith Werner: doing the aluminum was going to run from the point downhill back into the House and then.

917

01:46:51.030 --> 01:46:52.020

Keith Werner: From where the.

918

01:46:53.040 --> 01:46:54.750

Keith Werner: towards the rear property line up.

919

01:46:55.740 --> 01:46:59.520

Christopher Carthy: Your your aluminum is conventional was 54 inches something like that.

920

01:47:00.000 --> 01:47:01.110

Keith Werner: Yes, what is that.

921

01:47:01.500 --> 01:47:02.610

Christopher Carthy: it's still good enough.

922

01:47:02.970 --> 01:47:06.450

Christopher Carthy: and believe it up Keep it up unless it unless they want to come in.

923

01:47:07.560 --> 01:47:14.880

Birenberg, Eric: Right, so I don't know if we need to agree on the height now, but I would certainly we can put in the plan that has to be a black fence, I have no issue.

924

01:47:15.360 --> 01:47:24.960

Christopher Carthy: Right Okay, I mean if you want to make it less than 72 inches evolves it's called compliance for barrier protection your state barrier protection that's Okay, in other words.

925

01:47:25.320 --> 01:47:35.220

Christopher Carthy: You can make it a chain link fence it complies with New York City area code it doesn't have to be 72 inches it could be 54 inches and still comply with the New York side very good.

926

01:47:35.820 --> 01:47:41.700

Christopher Carthy: Okay, you know, whatever 48 whatever the area Code into that fence, you can do that if you choose to.

927

01:47:43.980 --> 01:47:47.850

Christopher Carthy: So board members is there anything else you want to add to this application.

928

01:47:50.880 --> 01:47:52.800

Steven Sauro: Now, Chris i'm I wouldn't mind hearing the.

929

01:47:54.090 --> 01:47:56.940

Christopher Carthy: The public will see if anyone from the public wants to speak.

930

01:48:00.480 --> 01:48:01.680

Christopher Carthy: As we invite.

931

01:48:03.990 --> 01:48:04.410

Christopher Carthy: Please.

932

01:48:16.170 --> 01:48:17.400

Christopher Carthy: hello, Mr Fitzpatrick.

933

01:48:17.670 --> 01:48:20.580

Howard Fitzpatrick: hi I can hear you thanks.

934

01:48:21.000 --> 01:48:21.540

you're welcome.

935

01:48:24.720 --> 01:48:26.850

Christopher Carthy: So, have you had a chance to look at the plan yet.

936

01:48:28.080 --> 01:48:28.680

Howard Fitzpatrick: I did.

937

01:48:29.160 --> 01:48:29.670

Good.

938

01:48:32.310 --> 01:48:36.720

Christopher Carthy: i've made a comment letter, just so you know I want to let you know I read your comments.

939

01:48:36.810 --> 01:48:38.190

Christopher Carthy: Okay, and.

940

01:48:39.990 --> 01:48:42.480

Christopher Carthy: If I feel free to speak, you say what you want to say.

941

01:48:43.500 --> 01:48:53.820

Howard Fitzpatrick: Sure yeah first i'd like to thank thank the planning board again, you know for lat last session, for you know hearing my comments concerns and also thank the applicant for considering them.

942

01:48:54.450 --> 01:48:59.670

Howard Fitzpatrick: And it looks like they they have amended the plan, and I think it addresses you know much of what we.

943

01:49:00.360 --> 01:49:05.340

Howard Fitzpatrick: Will you know my wife and I can say our concerns as far as possible, sound coming from the property.

944

01:49:05.790 --> 01:49:15.720

Howard Fitzpatrick: And also visually just the site how the property is changing from those previously clear trees so blocking the pool pool pump in the all the apparatus associated with the pool.

945

01:49:16.440 --> 01:49:25.290

Howard Fitzpatrick: But just one last comment that that we had and looking at it at the plan was the the chain link fence I know it's the

last planning board meeting we've mentioned in the board asked as well, what.

946

01:49:25.800 --> 01:49:34.470

Howard Fitzpatrick: about the color of the fans that type of the fence, etc, and here I see where the where the fence is closer to the applicants Tom I mentioned it's a.

947

01:49:34.890 --> 01:49:42.930

Howard Fitzpatrick: Black aluminum fence, but then the fence the six foot fence near closer to my property it doesn't mention anything about the color and I know the.

948

01:49:44.100 --> 01:49:49.590

Howard Fitzpatrick: The applicants representative noted on the last call and asked about it, that it would be green to blend in with the trees.

949

01:49:49.980 --> 01:50:02.760

Howard Fitzpatrick: And on the last call, I think we were just when the applicant servers NGOs was moving the trees around on the screen, it was on the other side of the fence post on my property so would have blocked the fence, I see it's, on the other side now closer closer to the applicants home.

950

01:50:04.050 --> 01:50:18.060

Howard Fitzpatrick: Which is fine makes sense, you know, but it just that leaves the Defense exposed so we're just asking if they could put that in writing on the on the plan that it will in fact be green, as opposed to you know it just in line with what they said verbally at the last session.

951

01:50:19.080 --> 01:50:22.260

Christopher Carthy: How did you just hear my comments by the way, on the color of the fence.

952

01:50:22.800 --> 01:50:24.360

Howard Fitzpatrick: No, I just came in and I.

953

01:50:24.990 --> 01:50:26.040

Christopher Carthy: yeah when I asked is.

954

01:50:26.100 --> 01:50:28.800

Christopher Carthy: What I asked the applicant to do was to make it a black pants.

955

01:50:29.040 --> 01:50:37.140

Christopher Carthy: Okay black is typically considered a better fence it disappears better than Green Party to get black.

956

01:50:37.200 --> 01:50:46.860

Christopher Carthy: Transition welcome as black aluminum and black will do the job perfectly, for you know the sky's the fence and the applicant has agreed to make it black pants.

957

01:50:47.190 --> 01:50:49.320

Howard Fitzpatrick: Oh great Thank you yeah I came into them and.

958

01:50:49.530 --> 01:50:50.250

Howard Fitzpatrick: missed all that.

959

01:50:50.790 --> 01:50:59.100

Christopher Carthy: Thank you, you will all right, so how does and i'm going to Howard was if I know you're our is that Okay, is there anything I just want to.

960

01:50:59.880 --> 01:51:04.530

Howard Fitzpatrick: know that said again, thank you for your time and to thank the applicant and that sounds good.

961

01:51:04.680 --> 01:51:13.860

Christopher Carthy: Thank you alright so Adam zoning went out to the public wants to speak on this application now i'll make a motion to close the public here.

962

01:51:15.240 --> 01:51:15.600

Steven Sauro: Second.

963

01:51:16.170 --> 01:51:16.890

Christopher Carthy: All in favor.

964

01:51:17.220 --> 01:51:17.490

Aye.

965

01:51:18.570 --> 01:51:21.450

Christopher Carthy: Okay, and Steve you want to make emotion here.

966

01:51:22.470 --> 01:51:25.380

Steven Sauro: Sure i'll make a motion to approve the application.

967

01:51:26.520 --> 01:51:27.450

Christopher Carthy: will see me in motion.

968

01:51:28.320 --> 01:51:33.990

Adam Kaufman: we're going to revise this resolution to amend Defense detail to depict a black chain link fence.

969

01:51:34.080 --> 01:51:34.350

Christopher Carthy: Right.

970

01:51:34.530 --> 01:51:37.860

Steven Sauro: Do we have to add on to it to specify height or no.

971

01:51:39.210 --> 01:51:42.180

Adam Kaufman: I thought we're gonna leave it at the 72 that's in the plan.

972

01:51:42.510 --> 01:51:46.380

Steven Sauro: Okay that's fine i'll make a motion to approve the resolution as amended.

973

01:51:48.000 --> 01:51:48.420

Larry Ruisi: Second.

974

01:51:49.050 --> 01:51:50.550

Michael Pollack: All in favor all.

975

01:51:51.150 --> 01:51:51.270

Right.

976

01:51:52.350 --> 01:51:59.220

Christopher Carthy: Thank you, so thank you to the applicant, thank you, the neighbors and congratulation, please move forward.

977

01:52:01.140 --> 01:52:02.280

Keith Werner: Thank you planning board again.

978

01:52:14.730 --> 01:52:16.560

Christopher Carthy: public hearings for this evening.

979

01:52:18.360 --> 01:52:31.980

Christopher Carthy: And we've had a legal rage and the 124 Aha so now we're going to visit the beehive and 30 old route 22 they want to discuss with us on the amendment to their outdoor dining around.

980

01:52:42.240 --> 01:52:44.670

Adam Kaufman: Alright we're getting bill o'neill here and let's see who.

981

01:52:44.670 --> 01:52:45.510

else.

982

01:52:55.950 --> 01:52:56.400

William O'Neill: There we go.

983

01:53:05.700 --> 01:53:06.480

Adam Kaufman: yep we hear you.

984

01:53:08.730 --> 01:53:10.200

Adam Kaufman: If you're listening to.

985

01:53:10.530 --> 01:53:12.540

Adam Kaufman: The meeting on TV.

986

01:53:13.830 --> 01:53:14.160

Adam Kaufman: Please.

987

01:53:18.000 --> 01:53:19.350

Adam Kaufman: bill, do you want to start.

988

01:53:38.490 --> 01:53:41.700

William O'Neill: One more discussion at a boss, but we're happy.

989

01:53:43.470 --> 01:53:50.460

Adam Kaufman: Yes, Bill if you have the meeting on the TV or the website, can you just close that tab please.

990

01:53:54.270 --> 01:53:54.690

Peter's iPad (2): Hello.

991

01:53:56.220 --> 01:53:56.670

Peter's iPad (2): Hello.

992
01:53:57.390 --> 01:53:57.930
Cherry.

993
01:53:59.460 --> 01:54:00.000
Adam Kaufman: No problem.

994
01:54:06.000 --> 01:54:10.080
Adam Kaufman: bill, if you want to just pull up the plans and talk to the planning board about what.

995
01:54:11.280 --> 01:54:12.780
Adam Kaufman: what's being proposed, we can.

996
01:54:14.100 --> 01:54:14.880
Adam Kaufman: We can do that.

997
01:54:17.280 --> 01:54:17.610
Adam Kaufman: yeah.

998
01:54:25.380 --> 01:54:26.550
Adam Kaufman: You don't have them I have them.

999
01:54:26.700 --> 01:54:27.900
William O'Neill: I do, I just need to.

1000
01:54:29.400 --> 01:54:32.400
William O'Neill: Do this there how's that.

1001
01:54:33.810 --> 01:54:34.470
Adam Kaufman: It worked.

1002
01:54:34.830 --> 01:54:36.120
William O'Neill: There you go okay.

1003
01:54:38.160 --> 01:54:45.930
William O'Neill: As as you, as some of you may remember, we were before the planning Board and the zoning board about this when we.

1004
01:54:46.500 --> 01:55:00.240

William O'Neill: renovate it well, we tore down the old building and built this building in 2008 2009 I think the construction was in 2009 the the zoning applications were what we originally submitted in a.

1005

01:55:00.870 --> 01:55:12.210

William O'Neill: Anyway, So here we are now in coven using the existing patio for outdoor dining and we would like to be able to expand that outdoor dining.

1006

01:55:13.110 --> 01:55:25.230

William O'Neill: And instead of having a tent have now in which has blown down from time to time, a permanent awning over the outdoor dining area, as well as a.

1007

01:55:25.980 --> 01:55:36.420

William O'Neill: An awning over the entrance area so that they're the handicapped, the accessible ramp and the steps up to the android the main entrance where you see the vestibule marked here.

1008

01:55:38.100 --> 01:55:46.800

William O'Neill: we'll have you know there'll be an opening covering this as well as only covering all of this, what we're applying for his upper dining.

1009

01:55:48.450 --> 01:55:54.360

William O'Neill: And we have a number of zoning variances we're going to need Adam has pointed out that.

1010

01:55:55.710 --> 01:56:02.940

William O'Neill: He pointed out that I cheated on the homework I looked at Barry nader MINS late Barry native ruins.

1011

01:56:03.840 --> 01:56:13.470

William O'Neill: zoning data table which showed the front yard setback recorded 50 feet, I think it may have been that at the time for roadside business and may have been changed since then.

1012

01:56:13.890 --> 01:56:21.810

William O'Neill: I know I think roadside business originally had a substantial setback in front of the building for parking Is that correct.

1013

01:56:22.560 --> 01:56:27.060

Adam Kaufman: Is that changed I don't remember if we changed it but anything's possible.

1014

01:56:27.390 --> 01:56:36.240

William O'Neill: Anyway, that that's what barry's approved site plan had so I did that, and I should have gone back and recheck the current law but anyway that that's where we are.

1015

01:56:37.920 --> 01:56:42.420

William O'Neill: We do need several zoning variances as Adams own.

1016

01:56:42.660 --> 01:56:51.030

Adam Kaufman: You know I think it's worth just saying there's just a couple of things that make this more complicated right if this were just a regular.

1017

01:56:51.870 --> 01:57:02.370

Adam Kaufman: flat sidewalk let's say flat surface and there was going to be outdoor dining on it, it would be much easier what's complicating, this is the raised platform is going to be.

1018

01:57:02.370 --> 01:57:17.070

Adam Kaufman: permanently covered and the building inspector and I and the APP going to be going back and forth, how do we treat this you know what do we, what does the applicant need to do, and essentially because it's going to be covered and at some point, it may have sidewalls.

1019

01:57:18.150 --> 01:57:28.230

Adam Kaufman: It needs the setbacks from the front and it needs to step back from the rear and it needs the parking and I, you know I mean I don't anticipate the applicant having.

1020

01:57:29.460 --> 01:57:40.920

Adam Kaufman: trouble with the zoning board, but you know we'll hopefully they'll go and they'll they'll get everything squared away but that's the reason why this is a bit more difficult than other outdoor dining.

1021

01:57:42.630 --> 01:57:45.780

Adam Kaufman: room patio expansions we've seen on other properties.

1022

01:57:46.740 --> 01:57:49.470

Christopher Carthy: Does the applicant disagree with that do you guys.

1023

01:57:49.830 --> 01:57:50.610

William O'Neill: do so you.

1024

01:57:50.910 --> 01:57:56.760

William O'Neill: know we don't I we're we're we're comfortable with it we you know we've looked at it, we think that Adam and.

1025

01:57:57.600 --> 01:58:07.200

William O'Neill: and rob have the correct interpretation, we do want it to be counted as outdoor dining not indoor space at this point because we do not plan to heat it.

1026

01:58:07.620 --> 01:58:20.310

William O'Neill: And it will apply to provide some supplemental heat at some point, I understand that the town is considering i'm Dr this right that the town's considering changing the rules for outdoor dining.

1027

01:58:21.780 --> 01:58:27.690

William O'Neill: So that it can only be a certain number of months per year is that did I understand that correctly or did I misunderstand.

1028

01:58:27.720 --> 01:58:38.400

Adam Kaufman: That is something the Board is going to discuss correct, but I we haven't discussed it, so we don't know what how they feel about that at all Okay, the town board being back.

1029

01:58:39.060 --> 01:58:46.860

William O'Neill: Okay, and and we are this on is not a retractable learning it's not anointing that we're going to take down in store in the wintertime.

1030

01:58:48.150 --> 01:58:53.190

William O'Neill: We would like to be able to I mean it's not going to be really usable in January in January, February.

1031

01:58:54.270 --> 01:59:05.010

William O'Neill: We would like to be able to continue to use it into the fall he does have a removable plexiglass panels that can go up around the outside edge, so in this location, can you see my cursor there.

1032

01:59:05.070 --> 01:59:16.860

William O'Neill: Yes, so that around that area and there's a doorway here that provides our egos from the from the rebuilding because these are required regress and we then go out that way progress.

1033

01:59:16.920 --> 01:59:19.050

Adam Kaufman: So so bill, you know we make the.

1034

01:59:19.620 --> 01:59:31.950

Adam Kaufman: Make how to as floor area, but I think all the things you are saying, are the mitigating factors that the zoning board is going to take into consideration right, this is the reality of how you're going to use it yeah.

1035

01:59:32.010 --> 01:59:32.700

William O'Neill: Yes, and.

1036

01:59:33.900 --> 01:59:45.270

William O'Neill: I mean i'm a little confused as to why it counts is as flir because it's not indoor floor area but I don't really have a problem with that we're going to the zoning board for a variance and.

1037

01:59:45.990 --> 01:59:58.740

William O'Neill: If it's Adams interpretation that this outdoor space counters flir and I don't remember the I only saw Adams memo today I don't remember the definition of floor area in this code.

1038

02:00:00.300 --> 02:00:07.830

William O'Neill: But I don't think it includes patios spaces, but because it's covered It may come under the heading of Porches and I believe you.

1039

02:00:09.030 --> 02:00:09.390

Adam Kaufman: Know that's.

1040

02:00:09.540 --> 02:00:12.450

William O'Neill: What being enclosed count as flir so maybe.

1041

02:00:12.510 --> 02:00:18.210

Adam Kaufman: that's that's exactly the conversation I had with the building inspector and that's how we got to that So yes.

1042

02:00:18.480 --> 02:00:18.930

Adam Kaufman: So.

1043

02:00:19.440 --> 02:00:28.530

William O'Neill: So that that makes sense i'm familiar with that I, you know, yes Okay, so it counts as FDR and again we're over on FDR.

1044

02:00:28.830 --> 02:00:35.820

William O'Neill: And we've gotten advanced for that before and rescue for an extension of that variance same thing with parking we don't have anywhere near enough.

1045

02:00:36.150 --> 02:00:46.380

William O'Neill: To you know meet the required parking but we don't have any less parking that we had before, and so hopeful and there's more parking in the area than there was before.

1046

02:00:46.500 --> 02:00:47.520

Adam Kaufman: significantly more.

1047

02:00:47.850 --> 02:00:59.670

William O'Neill: parking lot right across the street from us, and we still have our lease on this parking area here, which is off our property but it's least from the state and there's note.

1048

02:01:01.050 --> 02:01:06.420

William O'Neill: In the original planning application, I believe there was a condition that we would buy that.

1049

02:01:06.900 --> 02:01:18.780

William O'Neill: which we tried to do but we're unable to come to a deal with the state, but the lease is still in effect so and Mr smelly has a comment about the parking.

1050

02:01:19.260 --> 02:01:29.820

William O'Neill: The handicapped parking backing out into the street, we do have a variance to allow that to I believe I was trying to find the full text of the various today I couldn't I couldn't find my copy is probably in a farm.

1051

02:01:29.880 --> 02:01:35.190

Adam Kaufman: Yes, because those spaces existed on the original site plan slightly different configuration.

1052

02:01:35.790 --> 02:01:38.490

William O'Neill: Very slightly different Yes, they were little to the.

1053

02:01:38.550 --> 02:01:39.720

William O'Neill: right on the plan a little.

1054

02:01:39.720 --> 02:01:45.690

William O'Neill: Further back, but I reconfigure them so that they would be on the property here so.

1055

02:01:46.830 --> 02:01:48.660

William O'Neill: They are entirely on the property.

1056

02:01:53.610 --> 02:01:55.290

William O'Neill: So questions.

1057

02:01:58.530 --> 02:02:03.180

Christopher Carthy: bill an opening for the roof you don't use a permanent structure for the roof.

1058

02:02:03.750 --> 02:02:14.100

William O'Neill: Well it's it's not a young yeah it's not permanent but it's is it it's not retractable either, so the building inspector and Adam and I have gone back and forth Is this a permanent structure.

1059

02:02:14.490 --> 02:02:25.200

William O'Neill: And the answer was we're not going to take it down in the winter and so while it's you know it's an opening it's a lightweight structure it is made of steel it's got a trust.

1060

02:02:25.410 --> 02:02:43.620

William O'Neill: roof on it it's got roofing material, and you know we anticipate that it will you know stay up in all kinds of weather even extreme bad weather and we don't have any plans to take it down for part of the year, so I think that that Adam and and Robert correct is call it a permanent structure.

1061

02:02:43.620 --> 02:02:48.480

Christopher Carthy: Right, it sounds like listen, you know the expression that sounds like a duck it looks like a duck you know what I mean.

1062

02:02:48.720 --> 02:02:50.100

William O'Neill: yeah it got it walks.

1063

02:02:50.730 --> 02:02:51.630

Christopher Carthy: Like a duck you know.

1064

02:02:52.410 --> 02:03:01.830

Christopher Carthy: Because all right, whether it's a shingled structure or a steel structure, you know it is it's a real structure.

1065

02:03:02.310 --> 02:03:11.400

William O'Neill: Yes, and but the difference as far as we're concerned, one of the important differences to me as an architect, is to keep in mind that it's not insulated it's not heated it's.

1066

02:03:12.030 --> 02:03:17.820

William O'Neill: Not our space on and that's important to our customers at the moment.

1067

02:03:17.850 --> 02:03:27.810

William O'Neill: You know we're so incredibly times and we want to keep it open as much as possible, so that people are comfortable you know eating outside rather than inside.

1068

02:03:28.890 --> 02:03:38.880

William O'Neill: We do have you know removable side panels kind of like the side curtains on an old car and they're a little more permanent than that but they're not.

1069

02:03:39.240 --> 02:03:46.890

William O'Neill: loose plastic, they are plexiglass I believe they're plexiglass Peter Is that correct they plexiglass I believe that's correct they're easily removed and.

1070

02:03:47.400 --> 02:03:48.540

Peter's iPad (2): Actually they're vital.

1071

02:03:49.440 --> 02:03:50.430

William O'Neill: Vital okay.

1072

02:03:50.550 --> 02:03:53.130

Peter's iPad (2): yeah and the fabric and it's a fabric awning.

1073

02:03:54.150 --> 02:04:04.350

William O'Neill: Okay, so you know, this is in that nether space Gray area between permanent and awning on the one thing that.

1074

02:04:05.100 --> 02:04:15.840

William O'Neill: I was a little concerned about was and I don't think it really matters, but I wouldn't have counted the awning covering the entrance as part of flir.

1075

02:04:16.560 --> 02:04:25.680

William O'Neill: Because it's you know it's I don't know that you know if you put an awning over the front entrance of any building that should counters flir.

1076

02:04:26.700 --> 02:04:38.940

William O'Neill: we're not in closing that section um and it's just you know you often there's an opening with the sign over the entrance to keep people dry as they're waiting to get in the door that's The purpose of that section of it.

1077

02:04:39.420 --> 02:04:55.080

William O'Neill: Again i'll recalculate the FAA or any way Adam wants me to I don't think it's going to make a difference to the zoning board if we count it or not, but it doesn't seem to me that that should count I understand why you want to dine out regarding the account.

1078

02:04:55.410 --> 02:04:57.990

William O'Neill: i'm not sure I agree about.

1079

02:04:58.380 --> 02:05:03.660

Adam Kaufman: That purpose yeah I didn't have that specific conversation with rob so we can follow up with him okay.

1080

02:05:03.870 --> 02:05:11.190

William O'Neill: Alright, so I you know, and I what why don't we do that in the next day or so and i'll do that, but I would like to.

1081

02:05:12.390 --> 02:05:23.160

William O'Neill: You know, get our referral, you know the next thing for us is to go to the zoning board, so we need to referrals as only borden I don't know whether it's possible to get on their first meeting in May or not, at this point, but.

1082

02:05:23.430 --> 02:05:33.240

Christopher Carthy: Just one thing when you go to the cva you should have a conversation with Adam and rob as to whether or not they want to count that walkway business okay.

1083

02:05:33.360 --> 02:05:35.400

William O'Neill: Go yeah absolutely will do that before I.

1084

02:05:35.880 --> 02:05:38.220

Christopher Carthy: dropped, it helps your application a little bit.

1085

02:05:39.210 --> 02:05:41.640

Christopher Carthy: I reduce your deficiency.

1086

02:05:42.090 --> 02:05:43.320

William O'Neill: Yes, she does but.

1087

02:05:43.980 --> 02:05:45.720

William O'Neill: You know, as a as a practical matter.

1088

02:05:45.900 --> 02:05:46.290

yeah.

1089

02:05:47.370 --> 02:05:48.990

William O'Neill: I don't think you say.

1090

02:05:49.200 --> 02:05:51.150

William O'Neill: Oh well, now you're so like.

1091

02:05:51.420 --> 02:05:54.570

Christopher Carthy: I totally agree and six and a half dozen I got right.

1092

02:05:54.840 --> 02:06:05.040

William O'Neill: But, but we like to be correct, Adam and I rob we all like to do this way, have the right at variance so that we are granted the correct permission for the thing we actually want to do.

1093

02:06:05.550 --> 02:06:05.820

Good.

1094

02:06:08.700 --> 02:06:22.380

Christopher Carthy: So you know, I just want to ask some quick questions if you don't mind in touch over the board just let me just refresh my memory and looking at the site and I haven't been to the beehive, by the way, in a while, of course I miss it.

1095

02:06:24.510 --> 02:06:28.350

Christopher Carthy: But there's no travel behind the building, all the way around the building.

1096

02:06:28.800 --> 02:06:41.550

William O'Neill: A there, there is paper and all the way around the building um, but I believe that paved area goes right now goes actually

off the property, you know there's a story there's a retaining wall back there.

1097

02:06:41.730 --> 02:06:48.720

William O'Neill: Right, and you know you the paved if you can't tell when you're on the site exactly where the property line is.

1098

02:06:49.170 --> 02:06:56.970

William O'Neill: There is, there is a driveway and Peter, you can tell us whether it's actually possible to drive that car whether anybody actually does.

1099

02:06:57.300 --> 02:06:59.940

Peter's iPad (2): Oh yeah there's there's absolutely egress around the whole thing.

1100

02:07:00.750 --> 02:07:02.310

William O'Neill: So yes, they do drive around it.

1101

02:07:03.060 --> 02:07:03.750

Jim Jensen: I do.

1102

02:07:03.930 --> 02:07:04.380

Jim Jensen: I have.

1103

02:07:04.830 --> 02:07:05.280

Oh.

1104

02:07:06.330 --> 02:07:06.570

Christopher Carthy: yeah.

1105

02:07:07.650 --> 02:07:18.930

Christopher Carthy: It is the one question to you is in the expense that will be out to a parking that corner, there is that have any concern to the circulation behind the building.

1106

02:07:20.190 --> 02:07:21.030

William O'Neill: um.

1107

02:07:22.110 --> 02:07:22.590

William O'Neill: I you know I.

1108

02:07:23.130 --> 02:07:25.080

Peter's iPad (2): don't know if it'll make any difference at all.

1109

02:07:25.080 --> 02:07:26.160

Christopher Carthy: Actual but.

1110

02:07:27.720 --> 02:07:31.110

Peter's iPad (2): Why because it's extending parallel to the paid Derek.

1111

02:07:32.130 --> 02:07:37.530

Christopher Carthy: So I mean any circulation that went on behind the building will will be able to continue going on five.

1112

02:07:38.100 --> 02:07:40.320

Peter's iPad (2): that's absolutely I see.

1113

02:07:41.280 --> 02:07:43.980

Jim Jensen: I had the same question question Christopher only.

1114

02:07:44.970 --> 02:07:45.450

Jim Jensen: Go ahead.

1115

02:07:45.720 --> 02:07:47.730

Christopher Carthy: Like you said what questions, better than I, you.

1116

02:07:48.060 --> 02:07:55.380

Jim Jensen: know I don't know but I, no, no, not at all, but the diagonal not diagonal parking, but when you pull in on the.

1117

02:07:55.830 --> 02:08:02.340

Jim Jensen: To the south side of the entrance the parking is kind of dagnall you'd pull in any walk out and you have dinner, and you walk out and I.

1118

02:08:02.880 --> 02:08:13.950

Jim Jensen: I drive around the building and go out the outside, I thought that was what how you're supposed to exit and I was just concerned if that it was it made it very convenient to get in and get out.

1119

02:08:15.360 --> 02:08:23.580

Christopher Carthy: And, but is that a permissible drive period, in other words, I don't think they're showing it on the plan, as that is the grass so.

1120

02:08:23.580 --> 02:08:29.400

Christopher Carthy: Go really using it as an egress i'm wondering, is that a permissible egress.

1121

02:08:31.050 --> 02:08:37.320

William O'Neill: It certainly isn't explicitly written on the site plan, but that it was paid.

1122

02:08:39.510 --> 02:08:46.320

William O'Neill: I think he's paid before I mean I don't know it's been paid for a long time, I believe it was you were able to get around there before.

1123

02:08:47.550 --> 02:08:47.820

William O'Neill: We.

1124

02:08:48.360 --> 02:08:50.040

Christopher Carthy: walk your property line to do it.

1125

02:08:50.610 --> 02:08:56.160

William O'Neill: Yes, but the whole paved area to the to the north of the building is off the property.

1126

02:08:56.220 --> 02:09:01.470

William O'Neill: right on at least piece that we you know, we have, at least for that part parcel.

1127

02:09:01.770 --> 02:09:04.110

Christopher Carthy: Beyond on the North side of the property.

1128

02:09:04.110 --> 02:09:06.180

William O'Neill: At least from the State of New York.

1129

02:09:07.320 --> 02:09:12.150

William O'Neill: And so you know that's all are we have access to that and we did.

1130

02:09:12.600 --> 02:09:22.680

Christopher Carthy: Okay bill, the reason i'm pressing one is, I just want to make sure that Adam do we have an issue here with the with the fire department looking at this as well, in terms of.

1131

02:09:23.970 --> 02:09:27.900

Adam Kaufman: You can actually see the approved site plan didn't show the ability to.

1132

02:09:27.960 --> 02:09:29.460

Christopher Carthy: circulate around ready.

1133

02:09:29.550 --> 02:09:30.810

Adam Kaufman: And neither does the approve.

1134

02:09:30.900 --> 02:09:35.730

Christopher Carthy: All right, right that that that's what I was getting at so The bottom line is that the Blue cycling.

1135

02:09:36.840 --> 02:09:45.120

Christopher Carthy: The what Jim was doing when he drives behind the building is casual experience is not really a plant experience.

1136

02:09:45.360 --> 02:09:46.560

William O'Neill: Right that's correct.

1137

02:09:46.860 --> 02:09:48.300

Christopher Carthy: i'm gonna have Jim locked up the next.

1138

02:09:48.300 --> 02:09:48.840

time he goes.

1139

02:09:50.370 --> 02:09:53.370

William O'Neill: I don't think he's breaking any laws, when he does that he's just you know.

1140

02:09:53.430 --> 02:09:53.790

Christopher Carthy: I think.

1141

02:09:54.960 --> 02:09:55.320

William O'Neill: well.

1142

02:09:57.120 --> 02:10:01.050

William O'Neill: Chairman of the planning board on another member of the planning board is breaking the law.

1143

02:10:02.550 --> 02:10:05.100

William O'Neill: I like the limits of my first.

1144

02:10:07.410 --> 02:10:09.540

Christopher Carthy: I get it so that's what I was getting it okay.

1145

02:10:10.410 --> 02:10:14.100

Larry Ruisi: let's do what's the remaining life of the least from the State.

1146

02:10:15.420 --> 02:10:18.090

Larry Ruisi: And if you lose that that created issue.

1147

02:10:21.060 --> 02:10:29.220

William O'Neill: I don't know Peter might no, no, it doesn't it's not an issue I mean I guess it's a well I maybe I mean it's I think it's a condition of our.

1148

02:10:31.980 --> 02:10:34.590

Adam Kaufman: variances you've got the variances without.

1149

02:10:35.430 --> 02:10:35.670

William O'Neill: It.

1150

02:10:36.300 --> 02:10:50.700

Adam Kaufman: You know it's not tied to it it's great that you have it, and Val yourselves of it, I for the town, I believe we have to renew our leases with God every year I don't know if it's different for for the folks at the bi.

1151

02:10:51.210 --> 02:10:53.760

Peter's iPad (2): yeah that's correct we renewed every year yeah.

1152

02:10:54.420 --> 02:10:54.780

Christopher Carthy: The base.

1153

02:10:55.410 --> 02:10:57.990

Peter's iPad (2): And there's a laundry list of compliance items that.

1154

02:10:57.990 --> 02:10:58.470

Peter's iPad (2): goes along.

1155

02:10:58.560 --> 02:11:07.740

Christopher Carthy: But I mean actually the the the the distinguish distinguish you were there is compliance it's not necessarily compliance, it may be customer service, you may be doing it.

1156

02:11:08.160 --> 02:11:16.830

Christopher Carthy: In the interest of providing parking for your patrons but to be compliant you technically don't need that leased space goal getting it.

1157

02:11:17.250 --> 02:11:25.260

Christopher Carthy: Correct police space and something you're you're obtaining so the patrons have a place to park, which is a good thing, because we had an attorney on.

1158

02:11:25.500 --> 02:11:41.610

Christopher Carthy: A few episodes ago where he would say, is the House would say he goes the park in a place, the first time, it is no parking okay second time so parking he's ever coming back so that parking is not to me to the second approval.

1159

02:11:42.660 --> 02:11:54.900

William O'Neill: No it's not it's because we don't we have a variance allowing us for for 11 parking spaces in lieu of what's the requirement of that happier.

1160

02:11:55.500 --> 02:11:55.740

yeah.

1161

02:11:57.000 --> 02:12:01.080

Christopher Carthy: It would be in hostile to the town of North Castle with Type two leads with New York state.

1162

02:12:01.380 --> 02:12:19.110

William O'Neill: Right we're supposed to have 35 we have an existing variants that we are allowed to have 11 we have 11 now we have 11 after this proposal, so you know we're in compliance with our parking variants we don't need a new various for parking okay so.

1163

02:12:20.160 --> 02:12:23.490

Christopher Carthy: what's The next step for this application is it public here right.

1164

02:12:23.730 --> 02:12:33.060

Adam Kaufman: But, but just just to belabor that point, I think you will need to increase that parking variants because of the new flir but, of course.

1165

02:12:33.090 --> 02:12:37.650

William O'Neill: yeah I see because Oh yes, you can now the required parking will be more than 30.

1166

02:12:37.650 --> 02:12:38.760

Adam Kaufman: yeah exactly.

1167

02:12:38.970 --> 02:12:40.050

William O'Neill: Yes, so you're right.

1168

02:12:40.080 --> 02:12:42.060

Adam Kaufman: i'm sorry i'll take care of that on TV.

1169

02:12:43.230 --> 02:12:45.120

William O'Neill: So that will be one of the ones they.

1170

02:12:45.750 --> 02:12:53.250

Christopher Carthy: definitely need to do right Okay, so should we wait until they go to the CPA who is there to the public hearing.

1171

02:12:54.600 --> 02:13:03.810

Adam Kaufman: I think not, I think we can will once the African gets the variances will schedule the hearing, I don't think there's anything else for the board to really just.

1172

02:13:04.320 --> 02:13:06.420

Christopher Carthy: Getting it, but we shouldn't get to the public hearing.

1173

02:13:06.480 --> 02:13:09.030

Adam Kaufman: No, we won't pick the date yet we don't know what you're going.

1174

02:13:09.660 --> 02:13:10.080

Direct.

1175

02:13:11.100 --> 02:13:17.580

Jim Jensen: yeah just it, you know up for the handicapped parking just on backing out to 22 I understand is it variance for that, but is there.

1176

02:13:18.000 --> 02:13:29.760

Jim Jensen: Is there an opportunity to perhaps shift that to the right side would that be safer if the folks who have handicapped parking maybe entered on the right, the right lot, as opposed to the left hand back now.

1177

02:13:30.390 --> 02:13:31.740

Adam Kaufman: you've been in that lot.

1178

02:13:31.890 --> 02:13:34.080

Adam Kaufman: Oh yeah it might be safer.

1179

02:13:34.800 --> 02:13:37.050

Adam Kaufman: And easier, where its proposed.

1180

02:13:37.320 --> 02:13:40.620

Joe Cermele: Okay, closer to the to the access ramp at that location.

1181

02:13:40.620 --> 02:13:41.340

Adam Kaufman: To the ramp.

1182

02:13:41.430 --> 02:13:43.770

Adam Kaufman: yeah yeah I think we should leave it.

1183

02:13:44.070 --> 02:13:44.610

we're really.

1184

02:13:45.810 --> 02:13:52.200

Jim Jensen: yeah I was wondering if there was an opportunity to you know, to make it safer, but Okay, if you think that's the best option.

1185

02:13:52.350 --> 02:14:03.720

William O'Neill: I mean we could I mean we certainly could do that, I mean it takes up about three spaces to have two spaces, you could probably figure out a way to do that and still get it to work um.

1186

02:14:04.290 --> 02:14:14.910

William O'Neill: But you know will be three spaces would be one foot bigger not North Council space or nine feet wide our ios eight feet, so you know we could we can make it work but.

1187

02:14:17.400 --> 02:14:24.240

William O'Neill: You know, so I i'm agnostic on that, and if the planning board wants to direct us one way or the other we're happy to do it.

1188

02:14:24.300 --> 02:14:27.480

Christopher Carthy: I would, I would I would look for the input of the town engineer.

1189

02:14:28.800 --> 02:14:30.990

Joe Cermele: Who would you be able to rotate those 90 degrees.

1190

02:14:32.850 --> 02:14:36.030

William O'Neill: If I do i'll get new way of the other parking I think I mean.

1191

02:14:37.230 --> 02:14:37.410

Joe Cermele: there.

1192

02:14:37.920 --> 02:14:38.550

Joe Cermele: are so many.

1193

02:14:39.000 --> 02:14:40.590

Joe Cermele: You don't have to eliminate some of the.

1194

02:14:41.040 --> 02:14:43.770

Joe Cermele: You might have to eliminate some of the head on parking.

1195

02:14:44.040 --> 02:14:45.060

Joe Cermele: brake off site.

1196

02:14:45.480 --> 02:14:49.230

William O'Neill: But we could do it because right now I think they're marked That way, you know they're.

1197

02:14:49.800 --> 02:15:00.900

William O'Neill: marked in accordance with the site plan now so if we turn them, yes, I think I could um and maybe that would be better it's just and and look all those other mark spaces.

1198

02:15:01.320 --> 02:15:09.210

William O'Neill: that no one is accounting for them for number, so if you'd like we can turn those spaces 90 degrees and then we'll get in whatever space of.

1199

02:15:09.210 --> 02:15:10.110

Adam Kaufman: My clients.

1200

02:15:11.580 --> 02:15:17.400

William O'Neill: For me, and again that's the way they're marked out right now is so that they're heading towards the patio.

1201

02:15:17.820 --> 02:15:23.970

William O'Neill: When I turn them back because that's what's on the approve site plan, but you know, maybe it's better than to do this.

1202

02:15:24.180 --> 02:15:30.660

Christopher Carthy: With it right now stripe out those parking spaces that are on the on the lease space.

1203

02:15:30.930 --> 02:15:33.960

Christopher Carthy: So that people back out without hitting cars there.

1204

02:15:34.860 --> 02:15:36.780

William O'Neill: i'm sorry i'm sorry Chris was the question.

1205

02:15:36.840 --> 02:15:46.950

Christopher Carthy: about what i'm saying shouldn't do if you're going to turn those shouldn't stripe out like get rid of you know, like so that make it no parking so that people can back in and back out of.

1206

02:15:49.050 --> 02:15:49.950

Christopher Carthy: Those cars.

1207

02:15:50.160 --> 02:15:51.480

William O'Neill: Yes, we would have to do that yeah.

1208

02:15:51.600 --> 02:15:53.160

Christopher Carthy: You have to do something to create a.

1209

02:15:54.180 --> 02:15:56.010

Christopher Carthy: You know sense of space.

1210

02:15:56.190 --> 02:15:57.600

Christopher Carthy: that's no parking there.

1211

02:15:58.290 --> 02:16:14.430

William O'Neill: yeah we would and and I don't think I don't know whether the parking has been restricted a while, but we would certainly renew all the striping, I guess, and we can, if that's a requirement we can do that, and we would need to leave you know 25 feet behind that spaces that's the requirement.

1212

02:16:15.090 --> 02:16:23.970

William O'Neill: What code, so you know when you back in when you turn into those spaces there, we have to be a 25 foot space behind Is that correct i'm 25 yeah.

1213

02:16:25.170 --> 02:16:37.980

William O'Neill: I think, depending on number of partners 4525 alright, so when we would have is the 18 plus 25 that all that 25 feet would not fit on the property that's.

1214

02:16:38.010 --> 02:16:41.310

William O'Neill: What will happen, then you would be backing out.

1215

02:16:42.390 --> 02:16:46.350

William O'Neill: Of this good it is paved areas least and you know.

1216

02:16:48.570 --> 02:16:56.670

William O'Neill: should be OK OK i'd be happy to move those i'll rotate those spaces, that they are head in against the edge of the.

1217

02:16:59.550 --> 02:17:00.090

The.

1218

02:17:01.110 --> 02:17:13.620

William O'Neill: Any wall, there will not be any space to walk in front of the cars, then you'll you'll use the aisle and go out behind the cars and around I mean that's that would be how you.

1219

02:17:14.040 --> 02:17:20.370

William O'Neill: gain access, because the heading spaces would be tied up against the wall, at the end, Adam is there any restriction on that.

1220

02:17:21.720 --> 02:17:25.890

Adam Kaufman: yeah the space needs to be 10 feet wide by 20.

1221

02:17:27.300 --> 02:17:29.790

Adam Kaufman: If it's not perfect and close by two walls.

1222

02:17:30.030 --> 02:17:30.900

William O'Neill: No, no, would only be.

1223

02:17:30.990 --> 02:17:32.820

Joe Cermele: Wall Street over be the wall in front.

1224

02:17:33.060 --> 02:17:33.900

Adam Kaufman: row then.

1225

02:17:34.440 --> 02:17:35.490

Adam Kaufman: You know.

1226

02:17:36.390 --> 02:17:44.340

Christopher Carthy: So Adam do they need to put something in the parking space itself Joe so they don't sell the driver doesn't hit the wall.

1227

02:17:45.630 --> 02:17:48.990

Joe Cermele: yeah they could use some wheel stops I would recommend doing at least that.

1228

02:17:50.070 --> 02:17:51.720

William O'Neill: We would want to do that.

1229

02:17:51.810 --> 02:17:54.450

William O'Neill: On our simply because we don't want them meeting the damn.

1230

02:17:54.450 --> 02:17:54.840

Christopher Carthy: Right.

1231

02:17:54.900 --> 02:17:56.400

Christopher Carthy: There damn course.

1232

02:17:57.600 --> 02:18:00.660

Christopher Carthy: you're sitting there having a glass of wine somebody hits the wall sister.

1233

02:18:02.460 --> 02:18:09.330

William O'Neill: would be just it would be disconcerting, it might well what's dinner, so we would like to work that okay.

1234

02:18:11.370 --> 02:18:13.860

William O'Neill: The good thing is it's a it's a reinforced.

1235

02:18:14.880 --> 02:18:22.440

William O'Neill: Concrete reinforced stone wall, so if they hate it they're probably not likely to go through it unless pretty fast so.

1236

02:18:23.970 --> 02:18:28.050

William O'Neill: They come down over 22 for marmont and head straight in there and don't stop.

1237

02:18:30.600 --> 02:18:32.310

William O'Neill: let's let's not court that disaster.

1238

02:18:32.310 --> 02:18:37.110

Christopher Carthy: Right OK, so the way we said I board members or anything else you want to enter this application.

1239

02:18:39.570 --> 02:18:39.960

Christopher Carthy: Michael.

1240

02:18:40.950 --> 02:18:42.600

Michael Pollack: yeah I wanted to just add.

1241

02:18:43.710 --> 02:18:48.630

Michael Pollack: I recognize that the obstacles and hurdles for this application to.

1242

02:18:50.820 --> 02:19:02.220

Michael Pollack: address in order for it to accomplish his goals here, but I think it's important to point out and Christopher I hope you're strapped into your seat, and when you hear what i'm about to say.

1243

02:19:03.660 --> 02:19:09.030

Michael Pollack: But the paradigm has shifted for businesses, such as the beehive to survive.

1244

02:19:10.500 --> 02:19:11.640

Michael Pollack: In the current environment.

1245

02:19:12.660 --> 02:19:19.920

Michael Pollack: You know we're all hoping that covered 19 is rapidly disappearing into our rearview mirrors but.

1246

02:19:20.970 --> 02:19:30.510

Michael Pollack: You know, for restaurants, in particular, you know we're seeing this over and over again in our town and in the entire area, you know that we live in.

1247

02:19:31.020 --> 02:19:43.170

Michael Pollack: And you know that i've always been someone who you know goes by the rules and tries to live by you know the precedents that we've established and I continue to maintain that.

1248

02:19:44.820 --> 02:19:50.250

Michael Pollack: But I think in this context, we have to recognize how much the reality has changed.

1249

02:19:51.330 --> 02:20:04.470

Michael Pollack: For these businesses and work to help them adapt to the new dynamic that's going to be critical to their survival, so I hope nobody fell out of their seats hearing me say that.

1250

02:20:06.090 --> 02:20:08.970

Michael Pollack: But I think that's important for us to recognize in this context.

1251

02:20:09.480 --> 02:20:14.790

Christopher Carthy: So, no, no, Michael just sounds like reasonable judgment which we've come to expect from you.

1252

02:20:16.440 --> 02:20:26.760

William O'Neill: I really appreciate your comments, because this is a matter of survival for this business, we need the extra space in order for the business to try and survive and proceed into the future.

1253

02:20:27.990 --> 02:20:40.440

William O'Neill: As a friend of the beehive i'm impressed that they've been able to survive when others have not, and I understand we have not had many restaurant failures in our mark I think that's wonderful and I, you know.

1254

02:20:41.250 --> 02:20:48.450

William O'Neill: I like this place and they're friends of mine, and I want them to be able to succeed, but they tell me they really need this to be able to forward okay.

1255

02:20:49.110 --> 02:20:50.910

Christopher Carthy: larry's or anything you want to add to this.

1256

02:20:52.140 --> 02:20:53.850

Larry Ruisi: So I think i'm good Thank you.

1257

02:20:54.270 --> 02:20:56.820

Steven Sauro: Steve Okay, Chris Thank you.

1258

02:20:57.120 --> 02:20:59.190

Christopher Carthy: Good I mean Steve you would especially.

1259

02:21:00.300 --> 02:21:01.440

Steven Sauro: I do, I do.

1260

02:21:01.860 --> 02:21:05.820

Christopher Carthy: away with all that said again I think now we've covered this well.

1261

02:21:07.410 --> 02:21:09.480

Christopher Carthy: We have, I think, improved the site plan.

1262

02:21:10.050 --> 02:21:27.750

Christopher Carthy: we're going to rotate those handicapped spaces stripe out behind them and will now send the applicant will now go to the CDA once the application is adjudicated by the CPA will know whether or not we can hear it, and then we'll schedule for public hearing.

1263

02:21:28.680 --> 02:21:35.070

William O'Neill: Right, by the way, we also have an application into the air, so we hope that by the time and come to your public hearing.

1264

02:21:35.160 --> 02:21:36.480

William O'Neill: God and my pen to the.

1265

02:21:36.480 --> 02:21:36.870

Early.

1266

02:21:38.010 --> 02:21:39.060

William O'Neill: And shine approval.

1267

02:21:39.330 --> 02:21:39.750

Christopher Carthy: Right.

1268

02:21:39.840 --> 02:21:44.280

William O'Neill: So that we can show the you'll be able to proceed with good hearing it approved excellent.

1269

02:21:44.340 --> 02:21:50.130

Christopher Carthy: Thank you well, that makes sense that makes sense Okay, is there any seed you look like you want to add something.

1270

02:21:50.730 --> 02:21:51.630

Steven Sauro: Now i'm good i'm good.

1271

02:21:51.720 --> 02:21:59.220

Christopher Carthy: Okay okay so um that I think was anything for that, for us to do except sent you to the vpn.

1272

02:21:59.610 --> 02:22:00.600

William O'Neill: Right excellent.

1273

02:22:00.750 --> 02:22:04.350

Christopher Carthy: Okay, good luck with that and we'll look forward to seeing you again.

1274

02:22:04.890 --> 02:22:06.420

William O'Neill: As soon as we possibly can.

1275

02:22:08.370 --> 02:22:11.400

Christopher Carthy: I will say to the owners and beehive we really wish you well.

1276

02:22:12.270 --> 02:22:12.570

Peter's iPad (2): Thank you.

1277

02:22:15.360 --> 02:22:15.780

Christopher Carthy: goodnight.

1278

02:22:16.110 --> 02:22:18.810

Peter's iPad (2): goodnight goodnight well.

1279

02:22:19.110 --> 02:22:30.600

Valerie B Desimone: Just just wanted to let you know laurie's is the va Secretary she's in Tuesdays and Thursdays in the office, so you might want to reach out to her tomorrow regarding CPA and you said you already did a or B is for a heads up.

1280

02:22:31.140 --> 02:22:39.360

William O'Neill: yeah and I have spoken to her about it, I believe the next meeting is the ninth of May I don't know whether there's it's possible to get on that agenda, I hope it is.

1281

02:22:40.770 --> 02:22:41.340

William O'Neill: But I will.

1282

02:22:42.330 --> 02:22:47.220

Valerie B Desimone: Be in the office tomorrow, so you should reach out to her, because, like I said she works part time Tuesdays and Fridays.

1283

02:22:47.460 --> 02:22:52.320

William O'Neill: Actually, no actually it's the sixth, so I hope we can get on the agenda six, thank you very much.

1284

02:22:53.040 --> 02:22:53.850

Valerie B Desimone: you're very welcome.

1285

02:22:54.690 --> 02:22:56.460

William O'Neill: All right, i'll talk to her tomorrow, thank you.

1286

02:22:58.050 --> 02:22:58.530

Christopher Carthy: good night.

1287

02:22:59.280 --> 02:23:00.780

William O'Neill: Tonight, and I.

1288

02:23:02.010 --> 02:23:05.850

Christopher Carthy: Alright, so the next application before us is conquest.

1289

02:23:06.900 --> 02:23:08.880

Christopher Carthy: and shipping business park drive.

1290

02:23:10.380 --> 02:23:17.010

Christopher Carthy: We have a draft resolution for us as well, and this is for consideration of a second extension of time.

1291

02:23:18.990 --> 02:23:21.120

Christopher Carthy: Like typically my allergies are bothering me.

1292

02:23:22.680 --> 02:23:25.020

Christopher Carthy: Okay, Adam has already been here tonight.

1293

02:23:25.530 --> 02:23:26.190

Adam Kaufman: No, no.

1294

02:23:26.250 --> 02:23:31.080

Christopher Carthy: Okay, so i'll make a motion to grant the second essential time.

1295

02:23:32.340 --> 02:23:32.820

Steven Sauro: A second.

1296

02:23:33.330 --> 02:23:34.080

Christopher Carthy: All in favor.

1297

02:23:34.350 --> 02:23:34.620

Aye.

1298

02:23:36.300 --> 02:23:52.110

Christopher Carthy: OK, the next application before us is 99 environments wrote this was an application that originally went to the RC RC and then was sent to the planning board now the applicant was before us a month or so ago and they're back tonight.

1299

02:23:53.370 --> 02:23:54.420

Christopher Carthy: With their plans.

1300

02:24:00.600 --> 02:24:01.980

For consideration amazing.

1301

02:24:12.960 --> 02:24:14.130

Tom Abillama: Okay, so.

1302

02:24:36.510 --> 02:24:37.710

Christopher Carthy: Okay, so.

1303
02:24:38.970 --> 02:24:40.620
Christopher Carthy: Paul I can't hear you.

1304
02:24:42.900 --> 02:24:45.180
Paul Berte: And here we go okay.

1305
02:24:47.070 --> 02:24:47.760
Paul Berte: Are we doing.

1306
02:24:47.820 --> 02:24:48.300
Good.

1307
02:24:49.710 --> 02:24:52.710
Paul Berte: So i'm standing in for Tom.

1308
02:24:53.460 --> 02:24:55.470
Tom Abillama: Are you good afternoon, this is Tom.

1309
02:24:56.130 --> 02:24:57.180
Paul Berte: Oh, Tom how are you.

1310
02:24:57.510 --> 02:24:58.710
Tom Abillama: Very good, yourself, yes.

1311
02:25:00.300 --> 02:25:01.380
Paul Berte: Go ahead i'll let you go.

1312
02:25:03.690 --> 02:25:04.800
Tom Abillama: How you doing i'm gonna.

1313
02:25:07.890 --> 02:25:10.650
Tom Abillama: i'm gonna have to correct come system.

1314
02:25:16.170 --> 02:25:16.560
Tom Abillama: hi.

1315
02:25:18.240 --> 02:25:18.780
Adam Kaufman: Hello.

1316

02:25:24.060 --> 02:25:24.660

Tom Abillama: yeah.

1317

02:25:37.260 --> 02:25:43.290

Christopher Carthy: You folks may have the Web version on or TV version on you can turn that off, please.

1318

02:26:09.090 --> 02:26:09.840

Christopher Carthy: So.

1319

02:26:11.070 --> 02:26:11.370

Christopher Carthy: here.

1320

02:26:18.390 --> 02:26:18.930

Paul Berte: I can.

1321

02:26:20.700 --> 02:26:22.050

Paul Berte: Tom you want to go where you want me to go.

1322

02:26:22.890 --> 02:26:23.610

Tom Abillama: yeah go ahead.

1323

02:26:27.990 --> 02:26:31.560

Paul Berte: Okay um so we have an application.

1324

02:26:31.830 --> 02:26:36.570

Christopher Carthy: for producing software, you have your, what is your wall here yeah.

1325

02:26:36.780 --> 02:26:50.190

Paul Berte: Paul birthday and representing HR Q, we are doing the site engineering and the septic design for the reconstruction is this House for a five bedroom.

1326

02:26:51.510 --> 02:26:55.650

Paul Berte: Five bedroom home we've done per tests with the county.

1327

02:26:56.670 --> 02:27:15.930

Paul Berte: we've got a 16 to 20 minute per about 720 linear feet, or the primary um we've got decent soils and we have a House that we're reconstructing or trying to use the existing foundation um which I know has been comments about the orientation.

1328

02:27:17.490 --> 02:27:18.240

Paul Berte: and

1329

02:27:19.380 --> 02:27:27.510

Paul Berte: that's something that where we have but Tom I don't know if you want to present your architecture, or I can share my screen and show you what we have.

1330

02:27:28.950 --> 02:27:33.330

Adam Kaufman: Now, I think, Paul that that really is the crux of the the major issue.

1331

02:27:33.360 --> 02:27:43.080

Adam Kaufman: Right this man in front of the rp RC the PRC was concerned about that orientation that came before the planning board for an appeal.

1332

02:27:43.590 --> 02:27:53.070

Adam Kaufman: And the planning board said yeah you know give some thought to this to the orientation of the House and you know I think that's really what the players want us to weigh in on.

1333

02:27:54.690 --> 02:27:59.730

Adam Kaufman: I think, given the amount of reconstruction.

1334

02:28:00.750 --> 02:28:13.980

Adam Kaufman: It might warrant the planning board saying now's the opportunity to orient this traditionally and I think that's that's the one major issue once we get the planning board to weigh in here will will know where what we're doing.

1335

02:28:17.220 --> 02:28:22.230

Paul Berte: um I can share my screen and pull this up.

1336

02:28:25.800 --> 02:28:28.980

Tom Abillama: The volume is not working, you.

1337

02:28:34.320 --> 02:28:34.650

alright.

1338

02:28:37.590 --> 02:28:46.950

Tom Abillama: we've taught, as we can leave this discount design of the project, right now, the way we don't I don't know if you'd like to.

1339

02:28:48.960 --> 02:28:52.080

Tom Abillama: Look at this projects, the way they are right now.

1340

02:28:54.330 --> 02:28:54.780

Tom Abillama: So.

1341

02:28:57.300 --> 02:28:58.470

Tom Abillama: Can you hear us.

1342

02:28:58.650 --> 02:29:00.420

Tom Abillama: Yes, yes, all right.

1343

02:29:01.290 --> 02:29:03.240

Paul Berte: Go ahead Tommy i'll let you tell me what.

1344

02:29:05.400 --> 02:29:13.350

Tom Abillama: We we are trying to keep the existing Foundation and the orientation of the existing building the same.

1345

02:29:14.520 --> 02:29:20.670

Tom Abillama: And, and as we had stated before, in our in our letter that that was the.

1346

02:29:22.110 --> 02:29:26.190

Tom Abillama: best possible solution in our design.

1347

02:29:30.900 --> 02:29:39.360

Tom Abillama: And we didn't want to disturb the entrance to the House the exist, we wanted to keep the existing driveway and.

1348

02:29:40.680 --> 02:29:41.970

Tom Abillama: We just added.

1349

02:29:44.760 --> 02:29:55.890

Tom Abillama: extended the driveway to to reach the garage and the 14% slow trying to keep an average of the slope, that is.

1350

02:29:57.480 --> 02:29:59.250

Tom Abillama: required by the town.

1351

02:30:00.900 --> 02:30:03.330

Tom Abillama: Meaning that maximum slope that's allowed.

1352

02:30:04.950 --> 02:30:09.180

Tom Abillama: me just recreating the existing driveway.

1353

02:30:16.560 --> 02:30:20.490

Paul Berte: For the board just showing this part is the addition.

1354

02:30:24.330 --> 02:30:26.220

Tom Abillama: Where are you sharing it Paul.

1355

02:30:26.700 --> 02:30:29.040

Paul Berte: um I can let go and you can share okay.

1356

02:30:29.550 --> 02:30:31.950

Tom Abillama: No, no, please go ahead because.

1357

02:30:34.260 --> 02:30:37.560

Tom Abillama: I wasn't sure if we'll be able to do it, so please come.

1358

02:30:37.560 --> 02:30:47.190

Paul Berte: Again okay keep going so so we have the outline outline in red is the existing dwelling existing driveway It comes down.

1359

02:30:49.530 --> 02:31:06.330

Paul Berte: it's a relatively steep but it's pretty consistent and then it flattens out in the area of where the where the existing houses in this in this area here, so what we're proposing is to continue that slope down to get to parking in the lower level.

1360

02:31:08.310 --> 02:31:15.120

Paul Berte: So you are approaching this House and you're coming down the driveway and seeing it on its side you.

1361

02:31:16.200 --> 02:31:21.540

Paul Berte: The elevation changes significant enough where you don't see.

1362

02:31:23.070 --> 02:31:28.920

Paul Berte: From the cul de SAC you don't have a really good view of even the second story.

1363

02:31:30.300 --> 02:31:51.690

Paul Berte: Of this House the the elevation of the first floor is about 81 and we're up at around 100 i'm at the cul de sac, so I mean that was just you know typically would be oriented towards the cul de sac, but with this lot and how deep, it is to get to the usable area.

1364

02:31:52.830 --> 02:31:55.770

Paul Berte: That was the case for keeping the existing orientation as.

1365

02:31:56.100 --> 02:32:02.400

Christopher Carthy: Do even did you even draw or show the planning board the the solution.

1366

02:32:03.330 --> 02:32:12.420

Christopher Carthy: But response to the town planner the town engineers comments, in other words, it would have been good to come here tonight and show us an alternate plan.

1367

02:32:12.690 --> 02:32:20.340

Christopher Carthy: That reflected the town plan and the town engineers comments and why they were working better than your plan.

1368

02:32:20.580 --> 02:32:29.700

Christopher Carthy: In other words, we're not we're not really being moved here because you're you're not responding to the comments of the town planner or the downturns in here tonight.

1369

02:32:30.030 --> 02:32:46.080

Christopher Carthy: What i'm seeing here is essentially what we've seen before, and and whereas if you showed me this and you showed me the town planners for the town of juniors comments and why they are are better at least I could compare yourself to him.

1370

02:32:46.170 --> 02:32:51.990

Christopher Carthy: or she hears a consistent argument from you, as opposed to a comparative arjun.

1371

02:32:52.800 --> 02:32:53.400

understand.

1372

02:32:56.610 --> 02:32:57.930

Paul Berte: understand where yeah i'm.

1373

02:32:59.010 --> 02:33:06.000

Paul Berte: kind of taking the lead of their their we have looked at alternatives to reorient it.

1374

02:33:07.560 --> 02:33:09.720

Paul Berte: But at which we.

1375

02:33:10.950 --> 02:33:13.710

Paul Berte: You know, with with discussion with Tom.

1376

02:33:14.880 --> 02:33:19.950

Paul Berte: But the intent was based on tom's architecture and the owner is to.

1377

02:33:21.090 --> 02:33:23.220

Paul Berte: To kind of leave it leave it as is.

1378

02:33:23.310 --> 02:33:24.870

Paul Berte: You know I I hear you.

1379

02:33:25.140 --> 02:33:32.970

Christopher Carthy: hear people sometimes people make mistakes, and we in fact that you actually just heard the application before us.

1380

02:33:33.240 --> 02:33:39.150

Christopher Carthy: yeah beehive if you heard the beehive speaking, believe it or not, when the beehive was renovating their space.

1381

02:33:40.110 --> 02:33:49.380

Christopher Carthy: 100 years ago 10 years ago, whatever it was they actually talked about how they were renovating their space, but reality, they were tearing me down.

1382

02:33:49.800 --> 02:33:57.000

Christopher Carthy: and building a new new building and tonight, they even said that, and I remember all of those arguments back then.

1383

02:33:57.690 --> 02:34:03.990

Christopher Carthy: And so, when I say you sometimes people make the mistake of saying look we're renovating we're not renovating, this is a pair of them.

1384

02:34:04.740 --> 02:34:21.120

Christopher Carthy: And the reason I say that to you is sometimes and I don't say this is the case here, I have no idea to say sometimes people think they're making a they make an argument or tear down because they hope and trust me I don't know if this is true, but i'm just i'm just speaking freely.

1385

02:34:22.350 --> 02:34:33.900

Christopher Carthy: people think they save renovating and as opposed to carry a gun and building infrastructure, maybe their taxes will be less and that's what drives the in this direction, I want you to know that that's not true.

1386

02:34:34.290 --> 02:34:39.810

Christopher Carthy: course yay that is not true, and if that were an argument that will motivate you could be hurting you.

1387

02:34:39.900 --> 02:34:47.490

Christopher Carthy: That for the text could be hurting your whole whole design, construction motivation, I would encourage you to.

1388

02:34:48.120 --> 02:35:01.230

Christopher Carthy: As we did last time and i'm i'm only telling you what we did last time last time I remember encouraging you to take the town planners of the town engineers comments to heart and at least.

1389

02:35:01.530 --> 02:35:12.300

Christopher Carthy: bring them forward in the planning board meeting and and and and regrettably I don't see any of that happening to this moment and so we're back to where we weren't the last meeting.

1390

02:35:12.540 --> 02:35:23.490

Christopher Carthy: yeah and i'm not convinced that the planning board and i'll let the other board members speak now i'm not convinced that you've motivated the planning board to adopt this plan.

1391

02:35:25.080 --> 02:35:27.990

Christopher Carthy: And I welcome to the input of everyone else.

1392

02:35:28.260 --> 02:35:28.710

sure.

1393

02:35:29.880 --> 02:35:30.240

Paul Berte: All right.

1394

02:35:31.950 --> 02:35:34.800

Tom Abillama: We will try to look into a.

1395

02:35:37.560 --> 02:35:39.600

Tom Abillama: Drawing so now next time.

1396

02:35:41.640 --> 02:35:42.660

Steven Sauro: Chris can comment.

1397

02:35:42.750 --> 02:35:55.350

Steven Sauro: Force, just a quick just a just a quick thought and i'm not sure about the conversation that has had that has has taken place with the the owner, but if the main purpose to.

1398

02:35:56.790 --> 02:36:01.050

Steven Sauro: calling a renovation and you utilize the existing footprint.

1399

02:36:04.110 --> 02:36:05.430

Steven Sauro: i'll wait for wait for them to stop.

1400

02:36:06.780 --> 02:36:13.050

Steven Sauro: In order for if the main purpose is to keep the existing foundation and.

1401

02:36:14.070 --> 02:36:22.530

Steven Sauro: Exact orientation of the lot at the way that the footprint, as it is now is to save the Foundation, just for the for the costs factor.

1402

02:36:22.980 --> 02:36:43.110

Steven Sauro: If you if it costs pick a number if you're saving 70 to \$100,000 between excavation and and site work, if you will you're still going to need a new septic system, I think that that might be more advantageous if you orient the House the way the planner is suggesting.

1403

02:36:44.160 --> 02:37:00.420

Steven Sauro: and spend the extra money I think you'll be able to the dwarf, the return the potential return by the fact that it will be a much smarter design facing the street if that's the case, I just want you to have that conversation with the owner if that's the case.

1404

02:37:00.780 --> 02:37:03.300

Steven Sauro: Of course I don't know if I made myself clear, in other words.

1405

02:37:03.360 --> 02:37:04.560

Paul Berte: You might be yeah.

1406

02:37:04.980 --> 02:37:14.040

Steven Sauro: you're trying to save \$100,000, but if you read if you may also make take longer and just be more difficult process if you reorient the House.

1407

02:37:15.450 --> 02:37:31.470

Steven Sauro: In keeping with the surrounding areas, I think the value will be there, I think the value will be even but again i'm only one of five members, so I just want, I just want the best outcome for the owner personally and it, you know, whatever that solution is that's what i'm looking for.

1408

02:37:32.550 --> 02:37:38.100

Jim Jensen: You know Steve I did kind of draw the same conclusion and that, looking at the plans I didn't understand.

1409

02:37:38.580 --> 02:37:42.480

Jim Jensen: The orientation was being preferred and it seemed like you know, looking at the plans.

1410

02:37:42.900 --> 02:37:50.280

Jim Jensen: The amount of effort that was going to preserve it appears just one of the four foundation walls and existing house and then even the one that's being saved looks like it's.

1411

02:37:50.910 --> 02:38:01.110

Jim Jensen: going to be elevated to fee, you know, so it doesn't it appears like a lot, a lot of effort to save one one of the four Foundation was the rest of the House being torn down.

1412

02:38:01.770 --> 02:38:02.070

Steven Sauro: mm hmm.

1413

02:38:02.370 --> 02:38:07.530

Jim Jensen: So I don't know your point you're you have to build her experience right it's.

1414

02:38:08.100 --> 02:38:08.730

Jim Jensen: feels like that.

1415

02:38:08.820 --> 02:38:11.100

Jim Jensen: The the apple Kent and the other.

1416

02:38:12.510 --> 02:38:22.710

Jim Jensen: requests that Adam and made about even I think what raising it up, making it closer to the street or not closest you're perhaps closer to the greater the street there's a lot of benefits that would cascade to the applicant.

1417

02:38:23.730 --> 02:38:26.190

Jim Jensen: If they thought about orientating it.

1418

02:38:26.490 --> 02:38:28.650

Steven Sauro: sure if you've been asked for the i'm not i'm not.

1419

02:38:29.700 --> 02:38:32.910

Steven Sauro: Trying to redesign the entire project i'm too tired for that right now.

1420

02:38:33.270 --> 02:38:33.480

But.

1421

02:38:34.650 --> 02:38:42.840

Steven Sauro: But, but to that point to re re oriented to the street or more appropriately perhaps raise it, you might.

1422

02:38:43.740 --> 02:38:58.350

Steven Sauro: Have the benefit of a walkout basement or whatever, whatever there's many aspects that it can be can be advantageous to doing that and if it costs a little more money and site work I think you're the return and the value of the home it'll be a much better project going forward.

1423

02:38:59.940 --> 02:39:06.720

Paul Berte: yeah, what are we looking at um these different all trying to you know we didn't we didn't look at alternatives, but we didn't.

1424

02:39:06.720 --> 02:39:18.510

Paul Berte: submit because we're continuing on with the original architecture, but I just do you know we did play around with some alternative layouts here and I was just kind of thrown at you that didn't make it.

1425

02:39:20.160 --> 02:39:29.880

Paul Berte: That didn't make it to submission, but I do think it's you know we could sit with Tom and the owner he's he is.

1426

02:39:31.200 --> 02:39:33.150

Paul Berte: listening and certainly.

1427

02:39:34.200 --> 02:39:40.830

Paul Berte: interested in getting something going so listening to your thoughts, reading the memos um.

1428

02:39:42.660 --> 02:39:44.430

Paul Berte: You know, Tom I don't want to speak for you, but I.

1429

02:39:44.430 --> 02:39:45.660

Paul Berte: Think it's true.

1430

02:39:45.690 --> 02:39:49.590

Tom Abillama: I mean we can we can speak to Chris yeah tomorrow.

1431

02:39:49.800 --> 02:39:51.660

Paul Berte: yeah just got something about it.

1432

02:39:51.870 --> 02:39:57.060

Tom Abillama: yeah well we'll consider all the comments and discuss it with the owner.

1433

02:39:57.480 --> 02:39:58.170

yeah.

1434

02:39:59.640 --> 02:39:59.970

Steven Sauro: I think.

1435

02:40:00.030 --> 02:40:01.230

Christopher Carthy: Thank you, thank you.

1436

02:40:03.720 --> 02:40:03.900

Christopher Carthy: know.

1437

02:40:04.350 --> 02:40:16.320

Steven Sauro: The architecture is I mean it's beautiful you guys designed a beautiful home but it's just I just want you know, I just wanted to turn it over I think the planner is stressing that you know the orientation and I think.

1438

02:40:17.490 --> 02:40:25.500

Steven Sauro: The camera is will be well suited if on perhaps if it was, I think the return and the the value will be there.

1439

02:40:26.820 --> 02:40:27.120

Okay.

1440

02:40:28.320 --> 02:40:29.610

Tom Abillama: Thank you, thank you.

1441

02:40:30.330 --> 02:40:33.390

Christopher Carthy: We want the best for the applicant and we would.

1442

02:40:33.390 --> 02:40:36.780

Christopher Carthy: encourage them to you know take these comments and move forward.

1443

02:40:37.740 --> 02:40:38.430

Tom Abillama: understood.

1444

02:40:38.910 --> 02:40:40.710

Paul Berte: All right, thank you, thank you.

1445

02:40:40.980 --> 02:40:42.300

Tom Abillama: Thank you okay.

1446

02:40:43.470 --> 02:40:43.680

Thanks.

1447

02:40:47.670 --> 02:40:52.500

Christopher Carthy: yeah last but not least, we have.

1448

02:40:52.800 --> 02:40:58.980

Christopher Carthy: The Advocate 162 better road so that will be Michael Ferrari so Michael are you.

1449

02:40:59.010 --> 02:41:00.240

ready to join us this evening.

1450

02:41:02.580 --> 02:41:03.390

Christopher Carthy: Yes, good night.

1451

02:41:05.970 --> 02:41:07.350

Christopher Carthy: i'm sorry, my apologies, about.

1452

02:41:08.010 --> 02:41:15.210

Adam Kaufman: let's see I don't see anyone in the waiting room I don't see dn holt Chris crocker or Mike Ferrari.

1453

02:41:15.720 --> 02:41:16.530

Christopher Carthy: that's weird.

1454

02:41:16.890 --> 02:41:20.220

Adam Kaufman: It is let's give him a minute to log on here.

1455

02:41:23.490 --> 02:41:24.810

Valerie B Desimone: i'll shoot him up with email.

1456

02:41:27.480 --> 02:41:28.020

Christopher Carthy: No.

1457

02:41:29.070 --> 02:41:29.700

Christopher Carthy: cell phone.

1458

02:41:33.210 --> 02:41:36.330

Larry Ruisi: hey Chris did we cover 124 old mount kisco road.

1459

02:41:38.370 --> 02:41:40.140

Adam Kaufman: We did that's the one we scheduled.

1460

02:41:42.060 --> 02:41:43.620

Christopher Carthy: It right on to the hotel.

1461

02:41:43.770 --> 02:41:44.760

Larry Ruisi: Okay got it.

1462

02:41:45.060 --> 02:41:45.420

Larry Ruisi: got it.

1463
02:41:45.660 --> 02:41:49.470
Christopher Carthy: yeah yeah hold while we're at it right.

1464
02:41:49.590 --> 02:41:49.860
Right.

1465
02:41:51.930 --> 02:41:53.490
Adam Kaufman: let's see if this is Michael.

1466
02:41:55.350 --> 02:41:56.490
Adam Kaufman: Yes, okay.

1467
02:41:57.570 --> 02:42:00.780
Adam Kaufman: Mike are you going to have Dan or Chris.

1468
02:42:01.860 --> 02:42:02.340
Adam Kaufman: come in.

1469
02:42:03.270 --> 02:42:05.220
Mike: Yes, hi Adam, how are you you got me.

1470
02:42:05.460 --> 02:42:06.330
Adam Kaufman: yeah I got you.

1471
02:42:06.750 --> 02:42:08.430
Mike: Okay, yes they're supposed to join.

1472
02:42:08.520 --> 02:42:10.320
Adam Kaufman: US we'll give him a minute or two to.

1473
02:42:10.620 --> 02:42:11.340
Adam Kaufman: log on here.

1474
02:42:14.220 --> 02:42:14.790
We do.

1475
02:42:17.820 --> 02:42:23.640
Adam Kaufman: Michael if you're listening on to the web version or the TV version, please mute that.

1476

02:42:24.600 --> 02:42:26.400

Mike: Okay yeah i'll shut that off now.

1477

02:42:26.670 --> 02:42:29.010

Mike: I will do that you see if this is here.

1478

02:42:30.570 --> 02:42:30.930

Mike: Are here.

1479

02:42:34.140 --> 02:42:34.320

Are you.

1480

02:42:36.180 --> 02:42:37.500

Christopher Carthy: enjoying your mind.

1481

02:42:38.520 --> 02:42:39.570

Mike: you're supposed to.

1482

02:42:41.310 --> 02:42:45.360

Mike: that's, of course, maybe I fell asleep I don't know but, if not i'll do it myself, I have no problem.

1483

02:42:45.690 --> 02:42:47.580

Christopher Carthy: You fall asleep during the planning board meeting.

1484

02:42:47.880 --> 02:42:56.010

Mike: Well, Chris I gotta tell you I want to thank you in the planning board for one put me on the agenda and to.

1485

02:42:57.810 --> 02:43:01.980

Mike: You know, starting meeting at six o'clock I know that you have a lot on your plate so.

1486

02:43:03.780 --> 02:43:04.530

Mike: Thank everybody.

1487

02:43:04.650 --> 02:43:06.000

Christopher Carthy: Dan is coming on shortly.

1488

02:43:06.510 --> 02:43:06.930

Get.

1489

02:43:14.880 --> 02:43:19.470

Adam Kaufman: Alright well i'm just gonna step away for a SEC, if you see them in the waiting room, please let them in.

1490

02:43:21.720 --> 02:43:22.170

Valerie B Desimone: Okay.

1491

02:43:38.010 --> 02:43:39.840

Mike: Come on, we can wait for everybody, but we.

1492

02:43:39.840 --> 02:43:40.320

Christopher Carthy: can get you.

1493

02:43:40.650 --> 02:43:43.380

Christopher Carthy: In a minute Michael I just spoke to him he's coming in a minute.

1494

02:43:43.800 --> 02:43:44.370

No problem.

1495

02:43:52.710 --> 02:43:56.910

Christopher Carthy: we're actually not doing too bad a 48 PM you'll be done in five minutes Michael.

1496

02:43:57.840 --> 02:43:59.250

Mike: I was hoping one Chris.

1497

02:43:59.970 --> 02:44:02.910

Mike: it's very simple all you have to do is one thing.

1498

02:44:04.200 --> 02:44:05.430

Mike: And one day start with that.

1499

02:44:06.030 --> 02:44:06.480

Yes.

1500

02:44:07.530 --> 02:44:09.330

Mike: Okay i'm good, we all agree.

1501

02:44:14.280 --> 02:44:17.130

Mike: i'll try to make it as short as I can.

1502

02:44:17.130 --> 02:44:22.920

Christopher Carthy: Oh, Michael listen when I have no concern to us, we want to do the best thing for you and for the town of North castle.

1503

02:44:23.370 --> 02:44:28.830

Mike: Chris it's certainly a concern to me, I should be sleeping by now, I had to I had to go home and take a nap.

1504

02:44:29.310 --> 02:44:42.930

Valerie B Desimone: yeah excuse me, gentlemen, do Mike do you recognize doors his iPad or iPad oh 26209 as one of your professionals to come into the meeting.

1505

02:44:43.350 --> 02:44:46.230

Mike: I have absolutely no clue yeah okay.

1506

02:44:57.120 --> 02:44:57.750

Mike: Is there.

1507

02:45:01.980 --> 02:45:04.710

Christopher Carthy: It is very, very tired.

1508

02:45:06.060 --> 02:45:06.900

Dan: I was sleeping.

1509

02:45:10.830 --> 02:45:12.720

Mike: I could say something, right now, but everyone.

1510

02:45:14.310 --> 02:45:15.780

Adam Kaufman: Are you guys ready to.

1511

02:45:16.020 --> 02:45:17.430

Mike: Start yeah we are.

1512

02:45:18.060 --> 02:45:18.450

Okay.

1513

02:45:20.400 --> 02:45:32.100

Mike: So is just a backup i'd like to thank everybody for allowing me to come on this agenda i'm going to go very quickly through this I received the memos both of the.

1514

02:45:32.910 --> 02:45:52.950

Mike: From Adam and also the one from kellogg's essence from Joe Kelly, I think i'd like to make my presentation first give a little background and then I think a lot of the questions that are in both of those documents will get answered, and then we can be more specific.

1515

02:45:54.450 --> 02:45:58.380

Mike: So you need to share right can they share now my.

1516

02:45:59.760 --> 02:46:01.080

Mike: How do I get them to share.

1517

02:46:02.130 --> 02:46:03.330

Mike: Can you share his screen.

1518

02:46:03.390 --> 02:46:06.900

Adam Kaufman: Yes, sure yep just hit the green share screen button.

1519

02:46:07.710 --> 02:46:09.330

Mike: Okay, great like.

1520

02:46:09.630 --> 02:46:13.050

Valerie B Desimone: us, we are we, starting with subdivision or site plan, just as i'm typing them in.

1521

02:46:13.350 --> 02:46:14.850

Adam Kaufman: we're really doing both Val.

1522

02:46:15.570 --> 02:46:17.250

Valerie B Desimone: Okay yeah Thank you.

1523

02:46:24.360 --> 02:46:37.770

Mike: Okay, so I actually have my computer assisted with me here to help me through this because it's something new to me as far as sharing So if I bought up a few things, please be patient with me.

1524

02:46:38.340 --> 02:46:39.360

Adam Kaufman: ya know we see it.

1525

02:46:39.870 --> 02:46:42.840

Adam Kaufman: Okay, what we see them yeah the folder yeah.

1526

02:46:42.990 --> 02:46:49.380

Mike: Okay So the first thing i'm going to show you is this is presently what's been approved.

1527

02:46:51.630 --> 02:46:52.590

Adam Kaufman: We don't see it yet.

1528

02:46:53.160 --> 02:46:54.840

Mike: Okay, you don't see yet they're.

1529

02:46:56.490 --> 02:46:58.170

Adam Kaufman: Not open there we go.

1530

02:46:58.500 --> 02:46:59.040

Mike: good job.

1531

02:46:59.280 --> 02:47:08.430

Mike: that's presently the 36 unit plan that had been approved and that we have an expired building permits for OK next one.

1532

02:47:09.510 --> 02:47:12.960

Mike: Okay, that went out i'm going to show you.

1533

02:47:16.020 --> 02:47:16.530

Mike: Okay.

1534

02:47:26.280 --> 02:47:29.820

Mike: that's the the move it over.

1535

02:47:32.130 --> 02:47:42.630

Mike: that's the President existing conditions of the property it existed this property right here was the original property, which was the lumberyard.

1536

02:47:43.050 --> 02:47:53.730

Mike: And then the property next to it was the property I purchased for Mr green and combine them from two lights into one lot, which is what is in its present form.

1537

02:47:54.000 --> 02:48:06.720

Mike: Is 275 feet, of course, the back end to what it for deep originally a lumberyard was much 75 by 200 degrees properties 100 by 200 okay next.

1538

02:48:23.730 --> 02:48:31.020

Mike: And as the site plan at boys approved, I want to point out one thing to you the building footprint.

1539

02:48:32.400 --> 02:48:33.930

Mike: Is this building, right here.

1540

02:48:35.460 --> 02:48:47.700

Mike: And this right here in the back right guess the property line is 18 garages and inside the first floor of the existing believe was approved was at indoor garages the worship is.

1541

02:48:55.740 --> 02:48:57.990

Mike: OK okay it's just another site plan or shut it down.

1542

02:49:03.990 --> 02:49:15.630

Mike: Okay here was the site plan with the cold tax and it's still on water control any overflow to state property which will be maintained under this new plan as well.

1543

02:49:16.650 --> 02:49:21.930

Mike: i'm doing this for a specific reason because I want to get to a certain plan to show you something.

1544

02:49:29.340 --> 02:49:30.450

Mike: Okay, I don't need that one.

1545

02:49:33.540 --> 02:49:35.010

Mike: i'm trying to get to the title sheet.

1546

02:49:36.240 --> 02:49:37.560

Mike: that's what's important.

1547

02:49:49.710 --> 02:49:51.060

Adam Kaufman: You want the title sheet Mike.

1548

02:49:51.240 --> 02:49:54.060

Adam Kaufman: yeah i'm trying to the last one that doesn't have the number.

1549

02:49:54.210 --> 02:49:55.770

Mike: yeah okay good, let me get to that one.

1550

02:49:58.350 --> 02:50:05.310

Mike: Yes, Okay, so I want to, I want to win this sheet, I was looking for, why do we increase the size of this.

1551

02:50:07.650 --> 02:50:17.790

Mike: Okay, now, if you notice this plan is the plan that God approve it at that time, art edelman where's the planning board Chairman Joe Kelly of courses.

1552

02:50:19.440 --> 02:50:23.100

Mike: or engineer was then in is now, and this was signed on.

1553

02:50:26.070 --> 02:50:30.540

Mike: Now, the reason why i'm bringing this to your attention is for the following reason.

1554

02:50:33.150 --> 02:50:34.950

Mike: If you look at the compliance chart.

1555

02:50:37.050 --> 02:50:54.450

Mike: it's a little blurry but it's because it's blown up, but if you look at this, it says the minimum lot size 20,000 square feet of frontage 100 feet with 100 feet depth 250 feet, so I know and what are the Members that came up.

1556

02:50:56.220 --> 02:51:14.190

Mike: it's been said that the the the frontage of the property and the width of your property is 150 feet by zoning, but you can clearly see on this plan that our new Sony compliance charged with a lot was 100 feet and that's where the discrepancy, I think.

1557

02:51:15.720 --> 02:51:24.630

Mike: Is is happening with respective that condition, so I just wanted to point that out to you because I do think that there is.

1558

02:51:26.160 --> 02:51:27.780

Mike: The law that was passed.

1559

02:51:29.130 --> 02:51:39.510

Mike: In 15 when the Johnny was put into place, I believe that document I got it from the town clerk's yeah that the worth a lot with 100 feet and that's why that plan was approved that way.

1560

02:51:41.160 --> 02:51:45.270

Mike: i'm not i'm not it doesn't matter to me it just means that we would.

1561

02:51:45.510 --> 02:52:02.400

Adam Kaufman: have done it does matter Mike because if it's 100 then you're lots of compliant and if it's 100 1500 if it's 150 it's not so if there's an error in the town code and we got the Clerk to say that, then that would make things a little bit easier for you.

1562

02:52:02.610 --> 02:52:03.240

Mike: Yes, that.

1563

02:52:03.300 --> 02:52:11.520

Mike: That being you That being said, the with it a lot actually right now have been divided into two i'm going to go to that.

1564

02:52:12.600 --> 02:52:13.110

Mike: plan.

1565

02:52:19.890 --> 02:52:21.600

Mike: Okay i'm gonna go to the.

1566

02:52:24.930 --> 02:52:25.320

Mike: right here.

1567

02:52:29.310 --> 02:52:31.140

Mike: Okay, so um.

1568

02:52:35.820 --> 02:52:37.440

Mike: The property.

1569

02:52:38.790 --> 02:52:51.840

Mike: is, as I said, 275 feet, it was divided into two, so the width of the lights right now 37 and a half feet wide when the requirement, even if we go by what.

1570

02:52:52.920 --> 02:53:02.190

Mike: You believe to be the with our lives 150 we were just yet applied to the zoning Board of appeals for an additional variance.

1571

02:53:03.570 --> 02:53:07.320

Mike: And so I don't consider that to be much of a problem.

1572

02:53:08.820 --> 02:53:12.600

Mike: i'd like to start off with what the job looks like.

1573

02:53:13.290 --> 02:53:17.880

Dan: Can I just very can joke joke rock I was trying to get him he's in the waiting room Can someone bring them in.

1574

02:53:24.300 --> 02:53:24.540

yeah.

1575

02:53:30.600 --> 02:53:32.580

Adam Kaufman: what's it what's his name is the underground.

1576

02:53:34.320 --> 02:53:37.470

Dan: As far as I know, it's just jj Cracow.

1577

02:53:41.220 --> 02:53:41.730

Mike: Yes.

1578

02:53:43.530 --> 02:53:43.920

Mike: Yes.

1579

02:53:44.190 --> 02:53:46.500

Christopher Carthy: move forward to what you're proposing to do now.

1580

02:53:47.250 --> 02:53:49.320

Mike: Last year i'm showing me show you a rendering right now.

1581

02:53:49.410 --> 02:53:52.140

Roland Baroni: And i'm I think Cracow is Doris his iPad.

1582

02:53:54.300 --> 02:53:55.560

Mike: Oh, maybe that's his wife.

1583

02:53:55.620 --> 02:53:56.670

Dan: Why did not know that.

1584

02:53:59.790 --> 02:54:05.220

Mike: So let me give you a bird's eye view of the renderings of what the proposed job looks like.

1585

02:54:06.780 --> 02:54:08.010

Mike: This is what happened.

1586

02:54:10.680 --> 02:54:19.050

Mike: Okay, so this is a, as we have two buildings of 10 units each they're more townhouse type of buildings.

1587

02:54:20.280 --> 02:54:30.750

Mike: that's the first runner when we did a few different renderings as another view I think you've seen the site plan, but will show it here is two buildings it's got a u shaped.

1588

02:54:32.490 --> 02:54:55.170

Mike: One way entrance one way out parking in the middle each unit on the bad side who's got a two car garage which will show you what that looks like by shape plan we have a sidewalk that goes, all the way around the entire property and then crosses the street, to the other side of.

1589

02:54:56.940 --> 02:55:04.410

Mike: of Bedford road and continues on with the sidewalk network that goes into town, this is another.

1590

02:55:05.940 --> 02:55:17.700

Mike: view what the property looks like this is fun East side looking West looking down that the road, this is a entrance on each side of your back at buildings that go.

1591

02:55:19.350 --> 02:55:23.580

Mike: That dead end but allows you to go to a two car garage for each unit.

1592

02:55:26.280 --> 02:55:26.700

Mike: and

1593

02:55:28.230 --> 02:55:31.050

Mike: here's that other network coming across the street.

1594

02:55:32.340 --> 02:55:41.070

Mike: As the one building here's the other bill is the building to the east, building to the West there's the other driveway in the back 6084 is behind those trees.

1595

02:55:41.520 --> 02:55:41.850

yeah.

1596

02:55:43.950 --> 02:55:49.620

Mike: This is another view from directly across the street looking from South to North.

1597

02:55:52.620 --> 02:55:53.520

Mike: This is from.

1598

02:55:56.490 --> 02:55:57.810

Mike: East looking West.

1599

02:56:00.990 --> 02:56:07.170

Mike: And I give you a pretty good idea of what the style of the job is going to look like.

1600

02:56:11.100 --> 02:56:15.030

Mike: This is the landscape that you're showing here is.

1601

02:56:16.290 --> 02:56:32.580

Mike: Is not the final form, it was the renders position we're waiting for landscaping plan and then we'll introduce the landscaping plan at the landscape architect as design and then and then superimpose it back.

1602

02:56:33.810 --> 02:56:49.050

Mike: To this plan, there are some things that I don't like about this that will be improved, some different entrances or not quite to my liking and we're working on a style change there, but the intent here is to make these.

1603

02:56:51.360 --> 02:57:02.250

Mike: More townhouse type of units this first building on each side contains four years for two bedroom units.

1604

02:57:03.420 --> 02:57:08.070

Mike: And it's both on the east building and on the West building.

1605

02:57:09.270 --> 02:57:17.070

Mike: These these are actually two buildings of 26 feet and with by 42 feet in and life.

1606

02:57:18.210 --> 02:57:28.260

Mike: And this doorway you that i'm pointing to right now there is a two bedroom unit on this floor and he has a two bedroom unit on this floor.

1607

02:57:28.950 --> 02:57:39.420

Mike: Is a two bedroom unit on this floor and a two bedroom unit on this for the rest of the unit, so that would make up for units in this building same thing, on the other side.

1608

02:57:40.650 --> 02:57:41.790

Mike: That would then leave.

1609

02:57:45.390 --> 02:57:49.080

Mike: For that that then leaves six.

1610

02:57:50.520 --> 02:57:53.190

Mike: There are six buildings, right here they are.

1611

02:57:54.270 --> 02:58:04.650

Mike: 22 feet with each with their own entrance, and these are our two and a half storey units from the back, is a two car garage.

1612

02:58:05.190 --> 02:58:05.700

Like.

1613

02:58:07.140 --> 02:58:08.760

Christopher Carthy: 64 years.

1614

02:58:09.000 --> 02:58:11.640

Mike: Now there's four units in this building for.

1615

02:58:11.880 --> 02:58:13.680

Christopher Carthy: An apple how many units in the next.

1616

02:58:15.330 --> 02:58:15.720

Mike: one.

1617

02:58:16.860 --> 02:58:22.680

Mike: How many six ones say there, each one of these are six three bedroom units.

1618

02:58:22.950 --> 02:58:23.670

Christopher Carthy: Oh, I see.

1619

02:58:23.730 --> 02:58:31.530

Christopher Carthy: 123456 to eight at.

1620

02:58:32.370 --> 02:58:35.130

Mike: Know there's four units and news building.

1621

02:58:36.690 --> 02:58:45.240

Mike: And 6,000,000,006 years in the rest of this so six plus four is 10 times two buildings is 20.

1622

02:58:45.690 --> 02:58:46.950

Christopher Carthy: OK OK.

1623

02:58:47.370 --> 02:58:52.200

Mike: OK So these are six three bedroom units okay okay.

1624

02:58:52.230 --> 02:58:58.440

Mike: Thank you, under on the first floor of these units are the living areas and i'll show you those floor plans.

1625

02:58:58.590 --> 02:58:59.100

Christopher Carthy: Okay.

1626

02:58:59.250 --> 02:59:01.560

Mike: The second floor has got.

1627

02:59:03.120 --> 02:59:15.150

Mike: Two bedrooms master bedroom and a secondary bedroom and on this level on these buildings okay is either an office, but if I called it office.

1628

02:59:17.370 --> 02:59:19.230

Mike: Which is what it can be used for.

1629

02:59:20.280 --> 02:59:31.530

Mike: It also could be used as a bedroom so that covers one of the questions you wanted to report, one plan called it a two bedroom with an office but it's really.

1630

02:59:32.010 --> 02:59:36.660

Mike: would much prefer to county or your third bedroom because this way.

1631

02:59:37.080 --> 02:59:52.590

Mike: We won't be considered cheating on parking office doesn't require parking but a bedroom does so worst case scenario, will call it needs six Units three bedroom units so that's one of the questions of discrepancy that was in.

1632

02:59:53.310 --> 03:00:00.150

Mike: One Adams memos so i'm going to go down and get out of the renderings and i'm going to go into.

1633

03:00:17.790 --> 03:00:18.210

Mike: Okay.

1634

03:00:21.780 --> 03:00:25.530

Mike: Okay, so if we take a look at this plan i'm removing old i'm sorry.

1635

03:00:29.580 --> 03:00:31.830

Mike: This is the site plan that.

1636

03:00:32.970 --> 03:00:35.760

Mike: is proposed, as you can see.

1637

03:00:37.440 --> 03:00:43.020

Mike: The property 275 feet in with divided in half.

1638

03:00:44.520 --> 03:01:07.650

Mike: leaves 137 and a half feet by 200 feet in depth, this is a driveway here is a two car garage two car garage two car garage two car garage two car garage two car garage to car to car same thing, on the other side on the important thing to note here is that when you have a two car garage.

1639

03:01:08.760 --> 03:01:15.240

Mike: You have to maintain at least 20 to 22 feet and with so you're able to get two cars in it.

1640

03:01:17.910 --> 03:01:23.970

Mike: So the way this operates right across the street here, is where the President sidewalks are.

1641

03:01:25.560 --> 03:01:27.870

Mike: We have a crosswalk going across the street.

1642

03:01:28.980 --> 03:01:32.490

Mike: sidewalks here sidewalks oh way around.

1643

03:01:33.600 --> 03:01:43.680

Mike: sidewalk so anybody that's living in a facility can walk out walk through the sidewalk network cross the street and walk into town.

1644

03:01:46.530 --> 03:01:52.350

Mike: What are the other things that were in consideration that seem to be concerning and an estimate as well.

1645

03:01:53.640 --> 03:02:06.030

Mike: This is an area that we designated as garbage and, of course, we need to have that garbage everybody producer, I was speaking with the garbage people today and.

1646

03:02:06.930 --> 03:02:20.850

Mike: What would be better than having a central garbage station is to see if the garbage Connie we're driving the back and pick up everybody's garbage and that would eliminate.

1647

03:02:21.480 --> 03:02:21.690

Adam Kaufman: This.

1648

03:02:22.260 --> 03:02:24.450

Adam Kaufman: would be a much better solution if they can do it.

1649

03:02:24.780 --> 03:02:42.210

Mike: yeah well, we agree with you 100% Adam and we're trying to persuade them to if they would do that, it would make things much prettier and we don't have a determination, so I figured the best to show you the worst case scenario.

1650

03:02:44.940 --> 03:02:46.650

Mike: And and that's what i'm showing you.

1651

03:02:48.420 --> 03:02:55.020

Mike: This is a townhouse look that's what we've been working hard to be able to establish.

1652

03:02:56.820 --> 03:03:10.320

Mike: In your documents you indicated we're proposing 57 parking spaces way more than what we knew I think according to your account, which I believe is 100% correct.

1653

03:03:11.760 --> 03:03:37.560

Mike: You say that we need 50 parking spaces, and that was 50 parking spaces and the 57 that we're providing does not include if you look here where we're looking to build 1234 additional parking spaces on the town property which was part of a previous approved plan.

1654

03:03:39.630 --> 03:03:43.260

Mike: which I think is a good.

1655

03:03:44.940 --> 03:03:49.980

Mike: is an advantage to the Community to have that on, as you all know.

1656

03:03:51.510 --> 03:04:03.360

Mike: Recently we just completed 470 mainstream and air force you have any ministry, we got a pocket variance for for parking spaces and.

1657

03:04:04.740 --> 03:04:21.150

Mike: And what we've been finding one of the most important things, of course, is parking and when people have and most people do have two parking spaces, or two cars, even if they have a one bedroom unit.

1658

03:04:23.190 --> 03:04:25.200

Mike: And if that be the case here, we have.

1659

03:04:26.580 --> 03:04:30.510

Mike: 20 units, the residents would probably consume.

1660

03:04:31.680 --> 03:04:42.510

Mike: 40 parking spaces on a normal basis and in some cases where you have three bedroom units, you know it is very possible that you could have three cars so.

1661

03:04:43.650 --> 03:04:52.050

Mike: we've been able to provide the 57 parking spaces, as well as for on the on the street, which would be a total of 61.

1662

03:04:53.940 --> 03:05:03.060

Mike: More than apple perhaps we don't need as many but i'd rather provide more parking and then what's required.

1663

03:05:04.140 --> 03:05:20.640

Mike: And one other point that i'd like to make is that I know we have to have a referral to the sewer water department, but as a matter of record in the 36 unit job.

1664

03:05:21.780 --> 03:05:29.430

Mike: It had been previously approved, there were 55 bedrooms in this job with the.

1665

03:05:31.020 --> 03:05:46.620

Mike: A two bedroom units and 12 three bedroom units, we have 52 bedrooms so the loading for sure water has been reduced by that amount of less bedroom.

1666

03:05:47.940 --> 03:05:50.940

Mike: And the other advantage of this job is that.

1667

03:05:52.050 --> 03:06:01.620

Mike: The the traffic generation for for 20 units is you know almost half of what was approved the 36 units so.

1668

03:06:03.270 --> 03:06:12.900

Mike: It kind of helps in a lot of different things we have less sewer loading less water consumption and less traffic generation.

1669

03:06:13.860 --> 03:06:26.490

Mike: which were some concerns So although it's required that we get a letter from the shoe water department I don't see that as much as initially as far as height goes.

1670

03:06:28.050 --> 03:06:31.350

Mike: i'm going to take outside profile that.

1671

03:06:33.090 --> 03:06:38.610

Mike: That we have on our plans to indicate why I need a height variants Can you help me here.

1672

03:06:45.120 --> 03:06:45.870

Mike: The architectural.

1673

03:07:07.620 --> 03:07:11.190

Mike: Okay, so now I gotta go through next page.

1674

03:07:14.790 --> 03:07:17.940

Mike: These are floor plans of what the Interior.

1675

03:07:18.960 --> 03:07:22.590

Mike: Of the units look like and I don't think we need to go through them.

1676

03:07:24.330 --> 03:07:36.150

Mike: Unless you want me to on a on a on a ground floor as you can see from the back these would be the two car garages and also on in, as I said, these units a 42 feet.

1677

03:07:36.900 --> 03:07:52.200

Mike: In length the garages are 20 feet and then you have this 20 foot area by 26 feet, which is divided in half reach one of the units on the first and second floor and the two bedroom units have storage areas.

1678

03:07:53.430 --> 03:07:57.930

Mike: Individual store managers and then on the next floor.

1679

03:07:59.610 --> 03:08:03.030

Mike: On the front, you can see that they had their.

1680

03:08:05.220 --> 03:08:08.880

Mike: Their bedroom and living room on the next floor on the.

1681

03:08:10.080 --> 03:08:16.260

Christopher Carthy: Conclusion Yes it realizes so the garages are actually attached to the back end of the unit.

1682

03:08:16.680 --> 03:08:17.760

Mike: There underneath the unit.

1683

03:08:17.910 --> 03:08:21.510

Christopher Carthy: don't have anything in it, oh that's I know what I didn't quite see that coming.

1684

03:08:23.520 --> 03:08:23.610

Mike: To.

1685

03:08:23.640 --> 03:08:27.810

Christopher Carthy: Practice, so, in other words or get out of the car.

1686

03:08:27.960 --> 03:08:30.780

Christopher Carthy: woke up they'll set of steps to get to the up.

1687

03:08:32.790 --> 03:08:41.340

Christopher Carthy: Now what grade mindset, where the kitchen is I found the first at the garage level of the garage level where the kitchen is.

1688

03:08:41.730 --> 03:08:43.350

Mike: No, no there's your storage areas.

1689

03:08:44.370 --> 03:08:49.560

Mike: Ever fighting the way it works is they come up from the basement a half a flight of stairs.

1690

03:08:49.830 --> 03:08:50.640

Mike: This land.

1691

03:08:51.150 --> 03:08:55.830

Mike: Outside in the front, they come up, they have to set of standards and they get into the first floor.

1692

03:08:55.920 --> 03:09:02.460

Mike: OK, so the parking is in the back underneath on that same level.

1693

03:09:03.180 --> 03:09:19.110

Mike: Is a half a story is underground, and this is their storage area from the front you walk up a flight of stairs and your to this level right here, and here are the two bedroom done the first floor the living room and the kitchen and the bathroom in a bathroom.

1694

03:09:21.570 --> 03:09:30.180

Mike: So there was a question on that Adam talked about, as far as square footage of what the town's requirement.

1695

03:09:30.750 --> 03:09:37.920

Mike: of square footage is are and i'm going to address this, but I just want you to take notice of the storage areas.

1696

03:09:38.580 --> 03:09:51.570

Mike: In the basement what's really not the basement on the lowest level on the garage level take every one of these units, whether they be a three bedroom unit, or whether they be a two bedroom unit, they all have these storage areas.

1697

03:09:52.920 --> 03:10:00.240

Mike: So you get out of your garage you walk upstairs but next to your garage you got a storage area or even could be finished.

1698

03:10:00.600 --> 03:10:11.250

Mike: To whatever you want it could be a playroom or it could be just a storage area whatever you see fit so i'm going to keep going on these plans, not that they're that important.

1699

03:10:13.080 --> 03:10:27.270

Mike: These are the the second floor and here's the three bedroom unit there's two bedrooms on the second floor and then on the half storey above there's another bedroom so that's what gives us the three bedrooms in these six units.

1700

03:10:33.240 --> 03:10:38.640

Mike: This is kind of what it looks like victoriously from architectural the rendering shows is much better.

1701

03:10:40.140 --> 03:10:44.850

Mike: On but from the backside and you come in that driveway here the garage.

1702

03:10:48.780 --> 03:10:58.410

Mike: And of course that's left hand that would be this this what we're looking at would be the West building back and then you would flip that for the.

1703

03:10:59.490 --> 03:11:00.630

Mike: East building back.

1704

03:11:04.230 --> 03:11:07.770

Mike: And this is, this is the elevation and I was trying to get to.

1705

03:11:09.630 --> 03:11:11.610

Mike: which I think shows an awful lot.

1706

03:11:13.020 --> 03:11:23.850

Mike: If you look at this car section right here, this is right here is half of the loop road is in between the loop and here's the other part of the loop road.

1707

03:11:24.360 --> 03:11:33.420

Mike: And here's a few awards and a few sets of stairs to get to your front doors of both units so down here is your garage at your driveway.

1708

03:11:34.500 --> 03:11:37.860

Mike: You command to come up I have flight of stairs to a.

1709

03:11:39.570 --> 03:11:48.630

Mike: vastly view and then from the front you go up to that first unit and then here's the second unit about that, so the first.

1710

03:11:49.830 --> 03:11:58.530

Mike: four units on each side are flat units they're all one floor the two bedroom two bedroom living room and a kitchen or on one floor.

1711

03:12:02.340 --> 03:12:10.380

Mike: And it shows you this on both sides, it shows you that the driveways in the back, and where the garages are.

1712

03:12:12.540 --> 03:12:15.600

Mike: Now, these are the different ones, these are.

1713

03:12:16.950 --> 03:12:35.130

Mike: These are three bedroom units, right here, oh what I was explaining to you before these are the two bedroom units, right here, so you can see, this is a flat right here, and this is a flat, this is a three bedroom three bedroom unit you come in, you have your living space.

1714

03:12:36.540 --> 03:12:49.170

Mike: And on the second floor you have your two bedrooms and then the third floor a half story up is that additional third bedroom which could also be in office, so as far as height goes.

1715

03:12:50.190 --> 03:12:59.850

Mike: We and our previous application received from the zoning Board of appeals zoning variance to be able to get the 34 feet.

1716

03:13:01.200 --> 03:13:05.460

Mike: And with the building out your first four to 36 unit of proof, building.

1717

03:13:07.350 --> 03:13:16.230

Mike: What we chose to do in this building is to be able to have nine foot ceilings, because the buildings are somewhat narrow.

1718

03:13:17.610 --> 03:13:20.310

Mike: The lightest is twice the width.

1719

03:13:22.740 --> 03:13:33.360

Mike: In that life if you have a foot ceilings they become very tantalizing so we decided that we need to have nine to 900 foot ceilings.

1720

03:13:34.470 --> 03:13:45.000

Mike: And then of course we have about a foot and a half of construction in between floors plus the ceiling plus half the roof That brings us to approximately 32 feet.

1721

03:13:46.470 --> 03:13:56.310

Mike: As measured from the average grade now the average grade in the back of course it's higher and inner front is lower.

1722

03:13:56.880 --> 03:14:14.550

Mike: And as we go from front to back as you saw on the rendering we went what you call maybe zero at the entrance to approximately a plus four or five feet, to the backbone so to establish what the average height is we took the average.

1723

03:14:15.750 --> 03:14:36.990

Mike: grade and determined what the average height was to determine what variants we would need, as far as how it goes so we know we're not going to be up to 34 feet, but we probably will be at 32 feet, so we don't anticipate any kind of a problem with asking the zoning board to.

1724

03:14:39.060 --> 03:14:43.980

Mike: To give us a high variance no greater than what they gave us before.

1725

03:14:45.990 --> 03:14:51.930

Mike: i'm going to actually out these planets here and i'm going to show you a few other things that I think are very important.

1726

03:14:55.020 --> 03:14:57.630

Mike: let's go to the Washington county.

1727

03:14:57.720 --> 03:14:59.010

Christopher Carthy: I agree, putting elevators.

1728

03:15:00.060 --> 03:15:00.480

Mike: No.

1729

03:15:03.450 --> 03:15:09.090

Jim Jensen: That essentially only because there was a part of my interjecting I saw a note that referenced elevators.

1730

03:15:11.040 --> 03:15:11.610

Jim Jensen: On a plan.

1731

03:15:14.040 --> 03:15:16.380

Mike: I don't recall, we don't plan on having any.

1732

03:15:16.380 --> 03:15:16.830

Okay.

1733

03:15:18.480 --> 03:15:19.290

Jim Jensen: It was just one sheet.

1734

03:15:20.220 --> 03:15:22.830

Jim Jensen: T T one dish one oil front so.

1735

03:15:23.910 --> 03:15:26.280

Jim Jensen: I assume, maybe that just get flushed out during the coordination.

1736

03:15:26.550 --> 03:15:29.790

Mike: yeah it will be there shortly here.

1737

03:15:32.940 --> 03:15:33.480

Mike: This is.

1738

03:15:34.500 --> 03:15:46.890

Mike: These are a few things that I think this is the worst shasta county implementation plan, I wanted to just point this out to you a few things because what what I think is important.

1739

03:15:48.690 --> 03:15:50.370

Mike: That the planning board know.

1740

03:15:51.990 --> 03:15:52.860

Mike: Two things.

1741

03:15:54.990 --> 03:16:12.210

Mike: And i'm going to show them to you know, showing a proper water, but this is the westchester county fair or affordable housing implementation plan, as you know, on these 20 units, and you know what i'm going to back up a little bit, and the reason why i'm gonna back up a little bit is.

1742

03:16:13.380 --> 03:16:26.460

Mike: I guess the question is going to be, is why and how did we get from 36 units to 20 units when we got 36 units, I had a 20% requirement of fair and affordable house.

1743

03:16:27.690 --> 03:16:33.660

Mike: which was 30 market rate units and six, fair and affordable in the building now you sewer.

1744

03:16:34.710 --> 03:16:46.830

Mike: Excluding the the parking garages on the first floor of the 36 years and the 18 garages in the back that building was 54,000 square feet.

1745

03:16:48.810 --> 03:16:49.290

Mike: and

1746

03:16:50.670 --> 03:17:02.490

Mike: The combined two buildings that you sure that we're proposing of the 20 units were down to 36,000 square feet, so we went from 54,000.

1747

03:17:02.880 --> 03:17:14.310

Mike: Excluding the garages if we counted the garages, we were we had a building approximately 66,000 square feet and now we're down to 36,000 square feet.

1748

03:17:14.880 --> 03:17:35.160

Mike: Now there's two reasons why I chose to scrap that plan, and I should tell you, as you all know, I went through the entire process paid for the building permits how to build the permit and actually began to start construction now what happened was in, and that was in 2015.

1749

03:17:36.180 --> 03:17:39.540

Mike: And in 2015 is you remember the county was under a.

1750

03:17:40.920 --> 03:17:47.700

Mike: stipulation a settlement where they had to provide 750 units at a certain time.

1751

03:17:47.940 --> 03:17:57.270

Christopher Carthy: In my i'm going to start you know what Mike we're dying here on the planning board we're dying we're tired and we're dying, can you.

1752

03:17:57.960 --> 03:18:08.790

Christopher Carthy: i'm sorry Mike I only know that the Board is tired, can you move it forward to little less history and a little more about your President applications right away.

1753

03:18:09.330 --> 03:18:20.490

Christopher Carthy: Okay, I love you I love listening to you, I know i'm speaking on behalf of the board, you and I can get together primarily for coffee, you can tell me the whole thing i'd love to the board, just to.

1754

03:18:21.810 --> 03:18:22.350

Christopher Carthy: hear this.

1755

03:18:22.500 --> 03:18:31.080

Mike: kind of a show on it acids on when I reviewed the and I think Joe Kelly, let me take yoga and.

1756

03:18:33.600 --> 03:18:43.590

Mike: sheets of his memorandum, and I think that Joe is on their fault so we've been discussing this project with Joe for quite a while on an engineering basis.

1757

03:18:44.040 --> 03:19:00.000

Mike: there's nothing new, as far as being able to accomplish the engineering to job satisfaction with regard to storm water with regards to sue water capacity with regard to sidewalks and the concerns that when his memo.

1758

03:19:01.290 --> 03:19:09.960

Mike: There is presently one thing you should know that Joe had mentioned that we needed a speedy permit and we needed a storm water preventive.

1759

03:19:10.710 --> 03:19:18.180

Mike: plan we have that in place and we have been paying since 2015 for that storm water pollution plan.

1760

03:19:18.870 --> 03:19:29.220

Mike: And we've been keeping it up to date, it has to be amended, but it shouldn't be much of a problem, and I think i'm not going to put words in joe's mouth, but I don't think there's any engineering issues.

1761

03:19:30.210 --> 03:19:38.790

Mike: We didn't do the actual design, because until we knew the planning Board and the fire department and the building department were.

1762

03:19:40.110 --> 03:19:48.630

Mike: satisfied with our access for fire control which we now presently got from the building department.

1763

03:19:49.080 --> 03:20:02.880

Mike: That we don't have an access problem for fire trucks, we now can go into engineering final design for utilities and I think Joe, is it possible for you to say that there is no engineering issues that we can't.

1764

03:20:03.900 --> 03:20:04.650

Mike: accomplish.

1765

03:20:06.750 --> 03:20:10.380

Joe Cermele: i'm sure Dan would want to say that I mean you know my memos pretty.

1766

03:20:11.400 --> 03:20:22.110

Joe Cermele: Pretty cut and dry there's there's really no I don't think you'd be surprised by any of the requests right, you need to design the sewer the water, the storm water, you know that I don't envision you have any problems doing any of that.

1767

03:20:23.700 --> 03:20:24.330

We expect.

1768

03:20:26.340 --> 03:20:30.840

Mike: And as far as you architectural issues go on, we only need a.

1769

03:20:31.890 --> 03:20:42.480

Mike: If we take into consideration if the frontage of the property is required to be 150 foot and with, and we have 137 and a half, each.

1770

03:20:43.500 --> 03:20:52.830

Mike: week, we would ask that you with you there's there's, this is what i'm trying to accomplish tonight from the planning board, I would like the planning board tonight.

1771

03:20:54.240 --> 03:20:56.250

Mike: To be able to set a public hearing.

1772

03:20:57.690 --> 03:21:04.260

Mike: Our they asked you that you refer us to the zoning Board of appeals for the following for a height variance.

1773

03:21:06.570 --> 03:21:13.530

Mike: Up to and not to exceed 35 feet, but we know we were at 34 feet that will give us a little bit of latitude.

1774

03:21:14.610 --> 03:21:16.830

Mike: And to we're asking that.

1775

03:21:18.330 --> 03:21:33.630

Mike: If, in the next couple of days, Adam believes that the frontage is required to be 150 feet and we have 137 and a half that we also get referred for frontage variance if we find that.

1776

03:21:34.620 --> 03:21:41.520

Mike: there's only says it's 100 feet, we would then don't have to go to a zoning Board of appeals for frontage variance.

1777

03:21:41.700 --> 03:21:42.510

Mike: But we also like.

1778

03:21:43.110 --> 03:21:45.810

Adam Kaufman: Mike on that point, I went back to my.

1779

03:21:47.100 --> 03:21:49.230

Adam Kaufman: You know the original versions of the law.

1780

03:21:49.920 --> 03:21:55.380

Adam Kaufman: And we adopted it originally in 2010 and then it was revised.

1781

03:21:55.500 --> 03:21:56.220

Mike: A subject with.

1782

03:21:56.250 --> 03:21:56.910

Mike: Yes, correct.

1783

03:21:57.210 --> 03:22:04.770

Adam Kaufman: And both times, it says 150, so I think the hundred might have been a mistake it really didn't matter to you well over the minimum.

1784

03:22:05.010 --> 03:22:08.520

Mike: yeah so, as I said, I really don't think it matters so you know.

1785

03:22:08.550 --> 03:22:10.500

Adam Kaufman: We could have done enough coded.

1786

03:22:11.370 --> 03:22:14.850

Mike: So you know, rather than waste more time on it.

1787

03:22:15.870 --> 03:22:21.960

Mike: I have no problem, asking you to refer us for a frontage variances well.

1788

03:22:22.980 --> 03:22:29.040

Mike: There would have been another way to do it, and that would have been to have two buildings on one piece of property.

1789

03:22:29.940 --> 03:22:45.420

Mike: But the reason why we chose not to do that at this point in time is because we have received an amended restrictive covenant from county of westchester to allow us to go down to 20 units and 10% and.

1790

03:22:47.370 --> 03:23:02.220

Mike: If we then, and it was written that we would have to lots of division to do that because we didn't know, we had a French problem at that point in time Had we known that we would have not written the.

1791

03:23:03.540 --> 03:23:10.500

Mike: The amended resolution to say to lot we would have said one lot but to go back to the county West Chester.

1792

03:23:10.770 --> 03:23:12.660

Mike: The probably take us another three or four.

1793

03:23:12.660 --> 03:23:13.260

Christopher Carthy: Months but.

1794

03:23:13.290 --> 03:23:15.690

Mike: It doesn't make a lot of sense we just got.

1795

03:23:16.590 --> 03:23:19.410

Christopher Carthy: i've heard you say that you're under the gun now.

1796

03:23:19.590 --> 03:23:19.860

Mike: well.

1797

03:23:19.920 --> 03:23:24.960

Christopher Carthy: there's a pound board is giving you a deadline yeah and you've got to move this forward.

1798

03:23:25.410 --> 03:23:28.200

Mike: I have no choice but to move this, we have a.

1799

03:23:28.530 --> 03:23:29.640

Christopher Carthy: Few that now.

1800

03:23:29.730 --> 03:23:32.190

Mike: Okay, so I have I so.

1801

03:23:33.390 --> 03:23:43.470

Mike: I know that you're tired and I know you've been working now you're on three and a half hours and I don't pay for overtime, so I think i'd like to try to get this over.

1802

03:23:43.530 --> 03:24:03.120

Adam Kaufman: But I do want to say something here so and I think that's fine if you want to go for it to the nba tonight, but Mike are you cough one of my comments in here has to do with calculating the number of stories and taking it back to the Cone right.

1803

03:24:04.920 --> 03:24:19.500

Mike: you're absolutely correct and i'll be happy to provide you with your calculations Dan old did that, and we would rather take the time tonight I think everybody wants to go home but.

1804

03:24:19.590 --> 03:24:30.870

Adam Kaufman: Forget forget that I just want to make sure you get referred to right variances so if you're confident that it complies with the code we don't really need to worry about it, but if if you're not sure, then.

1805

03:24:31.080 --> 03:24:39.840

Mike: You know, do we that's why I asked that's why he asked for the 35 feet and not to exceed 35 feet in height and i'd be able to deal.

1806

03:24:39.840 --> 03:24:42.210

Adam Kaufman: With understood, but i'm talking about stories.

1807

03:24:42.900 --> 03:24:43.260

well.

1808

03:24:45.120 --> 03:25:03.390

Mike: We call it two and a half stories, because on the if you want to call it the third floor yeah it's only a half story, so we don't believe in were the President, the President zoning over there, when it was a 36 unit was three story.

1809

03:25:04.590 --> 03:25:06.750

Adam Kaufman: There were three oh my My concern was.

1810

03:25:06.810 --> 03:25:19.590

Adam Kaufman: What happens at that garage level in it and the co talks about the percentage of the Foundation that's exposed so if it is if that's a half a story.

1811

03:25:21.000 --> 03:25:26.400

Adam Kaufman: Then you potentially have three and a half stories and that's my concern.

1812

03:25:26.490 --> 03:25:35.160

Mike: Okay, so I thank you, Adam I appreciate you bringing that to my attention so then let's add let's add another referral to the zoning Board of appeals.

1813

03:25:35.760 --> 03:25:49.560

Mike: That after our review Adam maybe you and I, and Joe and Dan can have a zoom meeting this coming week and if if we need three and a half stories will include that into our zoning.

1814
03:25:49.980 --> 03:25:50.970
Adam Kaufman: could always take it off.

1815
03:25:51.270 --> 03:25:52.350
Mike: We can always take it all.

1816
03:25:52.770 --> 03:25:54.960
Adam Kaufman: Excellent okay I just didn't want to miss it.

1817
03:25:55.380 --> 03:25:59.070
Mike: And the other point Adam that I he needed to be said.

1818
03:26:02.130 --> 03:26:06.690
Mike: You had mentioned in one of your Members, which I think is a very important point.

1819
03:26:09.180 --> 03:26:13.260
Mike: Is that we needed to provide a percentage.

1820
03:26:15.150 --> 03:26:31.320
Mike: Of equal units for the fair and affordable this job now presently has to ferret affordable units, which is 10% it actually is a little bit more, because we got 18 water Ray units so 10% of 18 is 1.8 we're providing.

1821
03:26:32.640 --> 03:26:44.820
Mike: we're providing to you can't very well split a unit sure we're doing with two units, but what we did able to get into the amended restrictive covenant is that.

1822
03:26:45.270 --> 03:27:01.650
Mike: The county agreed and now i'll point I have it here, I can show it to you, but you can reach out to anybody else really cares if you do i'll show it to you in the amended restrictive covenant the county agreed to have one two bedroom unit and one one bedroom.

1823
03:27:02.820 --> 03:27:04.650
Mike: So you might not have been aware of that.

1824
03:27:04.770 --> 03:27:07.860
Adam Kaufman: No, I didn't do it, but you don't have any one bedroom units.

1825

03:27:08.070 --> 03:27:10.020

Mike: that's why we're going to give you two two bedrooms.

1826

03:27:11.040 --> 03:27:15.150

Adam Kaufman: Alright, so so Roland does, that is, that is, that right.

1827

03:27:16.590 --> 03:27:19.200

Roland Baroni: Yes, that's what the amended coveted provides.

1828

03:27:19.470 --> 03:27:19.890

Okay.

1829

03:27:21.030 --> 03:27:22.140

Adam Kaufman: And it's fine i'll need.

1830

03:27:22.290 --> 03:27:23.610

Adam Kaufman: To get a variance for that.

1831

03:27:23.640 --> 03:27:24.870

Roland Baroni: know that no.

1832

03:27:25.200 --> 03:27:25.500

Adam Kaufman: All right.

1833

03:27:25.950 --> 03:27:38.490

Mike: And I don't need a various for the calculations for footage the tab code i'm going to show you just one I think you need to see this one thing clear this up, I think is very important.

1834

03:27:41.220 --> 03:27:42.570

Mike: let's go with the calculations.

1835

03:27:50.790 --> 03:27:51.360

Mike: in size.

1836

03:27:53.040 --> 03:27:53.640

Mike: over here.

1837

03:27:58.320 --> 03:28:01.260

Mike: Okay, this is a chart that I prepared.

1838

03:28:02.370 --> 03:28:24.240

Mike: Back in in 16 if you look at the upper right hand corner, it was something that I provided and did for myself under westchester county law ordinance and efficiency unit needs to be 450 feet, a one bedroom 675 a two bedroom 753 bedroom 1000 in town or North care so cold.

1839

03:28:25.860 --> 03:28:39.270

Mike: But fair and affordable units is a little bit higher than what the county requires efficiency in a town code is 600 900 1100 1300 and 1500 our units and.

1840

03:28:40.560 --> 03:28:43.950

Adam Kaufman: yeah but Mike i'm referring to the market rate unit sizes.

1841

03:28:44.100 --> 03:28:53.400

Mike: yeah I know our market rate unit is also comply because you're able, if I remember correctly, and you can check this out also, I think we are.

1842

03:28:53.820 --> 03:29:08.310

Mike: I think 1075 feet for for a two bedroom unit, but that's not taking into consideration the storage units that are allowed to be counted, which I showed you in the beginning, and also, I think you're able to count.

1843

03:29:09.630 --> 03:29:12.990

Mike: I don't remember exactly what it was, but counterparty.

1844

03:29:14.100 --> 03:29:15.060

Mike: deck that.

1845

03:29:15.090 --> 03:29:20.310

Adam Kaufman: that's all correct, but in fact the case, then you need to update your chart the chart it as.

1846

03:29:20.580 --> 03:29:28.020

Mike: I do, yes, the chart the chart is actually the living space will update that chart.

1847

03:29:28.200 --> 03:29:33.570

Mike: Okay, I indicate and add to it, the deck and your storage unit.

1848

03:29:34.500 --> 03:29:40.950

Mike: we're far in excess and I also will tell you and I don't think anybody really cares about at this point in time.

1849

03:29:41.280 --> 03:30:00.090

Mike: But you know as far as the economics of a ghost at this time it doesn't matter but it's something that the planning board members to take into consideration of the expense of providing film affordable housing, with no subsidies from the county West or anybody else so.

1850

03:30:01.320 --> 03:30:02.550

Christopher Carthy: I know that.

1851

03:30:02.610 --> 03:30:04.830

Mike: I know trash I said i'm not sure what.

1852

03:30:05.490 --> 03:30:08.100

Christopher Carthy: It says, regrettably, that that's beyond our scope.

1853

03:30:08.280 --> 03:30:08.820

Mike: yeah so.

1854

03:30:09.570 --> 03:30:19.170

Christopher Carthy: I appreciate your I appreciate your contribution to the welfare of this Community out of your own pocket and but it's beyond the scope of this.

1855

03:30:19.200 --> 03:30:21.480

Mike: board write it down So in conclusion.

1856

03:30:21.660 --> 03:30:24.360

Mike: What i'd like you to do tonight, Chris if it's possible.

1857

03:30:26.070 --> 03:30:30.210

Mike: Because we have a completion date with penalties.

1858

03:30:30.300 --> 03:30:30.750

Correct.

1859

03:30:32.250 --> 03:30:40.020

Mike: We need to move along, so what we'd like you to do is to shatter public hearing and to refers to the zoning Board of appeals for height.

1860

03:30:40.530 --> 03:30:56.730

Mike: amount of stories and frontage and also referred to the architectural review board and then returned back to you and will will update our plans to make them conform to the memorandums of both Adam and Joe.

1861

03:30:57.840 --> 03:30:59.400

Christopher Carthy: got it Thank you Mike.

1862

03:30:59.640 --> 03:31:01.980

Mike: And i'm sorry if I was one when did.

1863

03:31:02.130 --> 03:31:13.050

Christopher Carthy: You when did you when you have the brevity was beautiful Now let me ask you this, Adam Jones anything you want to add to those two comments from Mike those those comments from Mike about.

1864

03:31:13.440 --> 03:31:24.870

Adam Kaufman: refer I think that's fine you know it's probably worth having some discussion with the with the planning board about about the plan and how how you feel about it, I think it's a good plan.

1865

03:31:26.190 --> 03:31:31.650

Adam Kaufman: As you can even see my memo is more about getting us the information rather than critical.

1866

03:31:32.820 --> 03:31:35.190

Adam Kaufman: Of the plan, I think it looks it looks good.

1867

03:31:35.460 --> 03:31:39.510

Christopher Carthy: Okay, so lead agency designation as well.

1868

03:31:39.960 --> 03:31:50.310

Adam Kaufman: yeah we should do that, yes, if you're going to be you're if you're going to do your intent to be lead agency right unless you wanted to do an accordion review, but it makes sense to coordinate.

1869

03:31:50.640 --> 03:31:51.930

Adam Kaufman: For that project based on.

1870

03:31:54.630 --> 03:31:55.050

Adam Kaufman: What time.

1871

03:31:55.350 --> 03:31:57.450

Christopher Carthy: Is the planning board acting is lead agency here.

1872

03:31:57.510 --> 03:31:59.970

Adam Kaufman: yeah you should declare your intent to the lead agency just.

1873

03:32:01.650 --> 03:32:02.880

Adam Kaufman: enough time to year.

1874

03:32:04.050 --> 03:32:04.530

Steven Sauro: Second.

1875

03:32:05.490 --> 03:32:06.300

Christopher Carthy: All in favor.

1876

03:32:07.980 --> 03:32:19.950

Christopher Carthy: Okay, so board members we've listened to Michael Ferrari, is there anything you want to add to the plan in basically what you're what he's asking us to do is give him a referral to the ARV.

1877

03:32:20.550 --> 03:32:30.030

Christopher Carthy: And to the CDA, it has to go to the cva for stories he's now proposing three and a half stories, based on the garage elevation.

1878

03:32:30.030 --> 03:32:31.380

Steven Sauro: add up, maybe.

1879

03:32:31.440 --> 03:32:42.330

Christopher Carthy: Possibly they're going to adjudicate that right we didn't have stories he's got a height requirement of he's asking for roughly 35 feet and the front of requirement.

1880

03:32:43.770 --> 03:32:49.290

Christopher Carthy: And one want to make sure the planning board on the stance that are you prepared to refer those.

1881

03:32:51.120 --> 03:32:56.070

Christopher Carthy: requests to the CDA and is there anything you want to add to this plan at this point.

1882

03:32:59.250 --> 03:32:59.790

Michael Pollack: Over call.

1883

03:33:00.690 --> 03:33:01.440

Christopher Carthy: Go ahead, Michael.

1884

03:33:01.920 --> 03:33:08.430

Michael Pollack: What recall what are we sign off on or political.

1885

03:33:09.450 --> 03:33:11.880

Adam Kaufman: Because, maybe referrals are specifically Michael.

1886

03:33:12.120 --> 03:33:23.400

Adam Kaufman: yeah well, I think you want to have a firm understanding that the bones of the site plan are going to remain the same right, so the buildings are in particular.

1887

03:33:23.940 --> 03:33:39.840

Adam Kaufman: Or the buildings you're going to end up approving so if you're fairly comfortable with with that, then, then the not much if you were to change the building location change the heights then of course those variances potentially would need to be.

1888

03:33:40.920 --> 03:33:51.270

Michael Pollack: revised so that leads me to my second question, so thank you for clarifying that so Mike you made a reference to the fact that you weren't pleased with the entrances to these buildings.

1889

03:33:52.650 --> 03:34:06.870

Michael Pollack: And that reminded me of an earlier plan and maybe you can help refresh my recollection I remember an earlier plan, where there was more of a townhouse type of design, where you had.

1890

03:34:08.460 --> 03:34:18.510

Michael Pollack: kind of a fatigue brick frontage and perhaps more of a golf light type of work on grade my recollecting that correctly.

1891

03:34:19.080 --> 03:34:25.920

Christopher Carthy: Michael and I think I just want to help you out that's where he compared it to South Carolina.

1892

03:34:25.980 --> 03:34:26.730

Something like that.

1893

03:34:28.410 --> 03:34:28.890

Michael Pollack: Remember.

1894

03:34:29.130 --> 03:34:29.910

Christopher Carthy: Yes, I remember.

1895

03:34:30.690 --> 03:34:38.340

Mike: That this is exactly that this is that architecture and it was referred to a georgetown let me get that back up if you want to take a look at.

1896

03:34:40.500 --> 03:34:46.290

Mike: This is exactly that same plan what I wrote to you tonight, let me go to the render.

1897

03:34:54.960 --> 03:35:03.630

Mike: Okay it's a jacket even look, this is a jacket to George can look it doesn't have the landscaping that I wanted on this planet is, I said to you.

1898

03:35:04.110 --> 03:35:13.080

Mike: But this is exactly the georgetown look I don't what I don't like about this plan, I said I want to change the front, a little bit because I don't like the columns.

1899

03:35:13.680 --> 03:35:22.350

Mike: And I don't like this facade right here, and this we're going to change, but with the landscaping in front of you like you see this landscape, a year.

1900

03:35:22.710 --> 03:35:36.570

Mike: that's going to go right, of course, it's all fun, this is the georgetown look exactly the end and and we followed I did show you that you're absolutely correct and you got a good number, this is exactly that, and as we go to the other.

1901

03:35:38.130 --> 03:35:45.150

Mike: If you look at that rendering this is exactly that georgetown look without this This, to me, is not quite proper.

1902

03:35:45.480 --> 03:35:47.280

Mike: Oh, not to look that I want.

1903

03:35:48.750 --> 03:35:49.050

Mike: But.

1904

03:35:49.140 --> 03:35:50.370

Steven Sauro: Other than that, this is the.

1905

03:35:50.370 --> 03:35:51.780

Mike: lucky the George download.

1906

03:35:52.080 --> 03:35:53.640

Mike: Those guys plantains.

1907

03:35:54.420 --> 03:35:55.290

Mike: And you can see.

1908

03:35:56.130 --> 03:35:59.580

Mike: Oh, and he's a little bit more, as I said, he is the latham's.

1909

03:35:59.940 --> 03:36:03.630

Adam Kaufman: Michael, what do you want to change about those Porches.

1910

03:36:04.470 --> 03:36:14.610

Mike: I don't like the round columns is not to my liking I don't like the way this look I need it needs a little more detail to it i'm not happy with it.

1911

03:36:15.300 --> 03:36:27.420

Mike: And, as I was telling you before about the grade in which I didn't really explain to well over here if we call it zero over here we're probably add a plus five feet.

1912

03:36:27.660 --> 03:36:28.170

Christopher Carthy: Right.

1913

03:36:28.260 --> 03:36:40.140

Mike: We wind up with a 5% grade we're allowed to 6% grade, but we only went 5% So you can see over here, you know we put a couple of words here so that we're not out of the ground.

1914

03:36:40.680 --> 03:36:48.420

Mike: And you know we paid specific attention to be able to make sure that buildings don't look so far out of the ground.

1915

03:36:48.510 --> 03:36:51.030

Mike: Now that's why I said over here we need some.

1916

03:36:51.390 --> 03:37:02.100

Mike: We need some more landscaping and some more trees okay like I don't like the front at all I don't like this it's not George that this product is not George that.

1917

03:37:02.160 --> 03:37:02.730

Mike: finance.

1918

03:37:03.120 --> 03:37:11.160

Christopher Carthy: When we rolled Michael i'm sorry, you have sort of referral to the ARV it's important you have that in order before you go to the airbnb.

1919

03:37:11.340 --> 03:37:13.980

Mike: been working on Chris where we've been working.

1920

03:37:14.730 --> 03:37:27.000

Christopher Carthy: No, no doubt, I believe that, but how how the sensing something I want to say I agree with you, Michael I want to send to the air be but my question to you is.

1921

03:37:28.800 --> 03:37:29.460

Christopher Carthy: an item.

1922

03:37:31.080 --> 03:37:37.230

Christopher Carthy: Should we, the planning board see this revision, before we send it to the air be good.

1923

03:37:37.290 --> 03:37:38.160

Adam Kaufman: I talk to you.

1924

03:37:38.310 --> 03:37:44.760

Adam Kaufman: You know, if you want to let him let Michael you know tweak the design, go to the IRB and then come back to.

1925

03:37:44.760 --> 03:37:45.840

Christopher Carthy: i'm okay with that.

1926

03:37:47.010 --> 03:37:53.190

Christopher Carthy: I gotta let you go, I am really okay with Michael tweaking that front design because, quite frankly.

1927

03:37:53.640 --> 03:37:55.740

Christopher Carthy: I would be okay with this front design.

1928

03:37:56.100 --> 03:38:03.390

Christopher Carthy: or not, so I would say I would leave it to him to tweak it presented to the ARV and bring it back to us because.

1929

03:38:04.050 --> 03:38:07.320

Mike: They may have Chris they may have some ideas also.

1930

03:38:07.920 --> 03:38:16.320

Mike: Correct correct and the other thing that's not on here, as I told you we've not provided you with a files landscaping plan.

1931

03:38:16.500 --> 03:38:17.040

Christopher Carthy: Well yeah.

1932

03:38:17.310 --> 03:38:24.990

Mike: This landscaping plant is presented by the rendering the landscaping players being done by cosplay by life.

1933

03:38:26.040 --> 03:38:26.400

Christopher Carthy: uh huh.

1934

03:38:26.520 --> 03:38:37.260

Mike: And and she's been working on she's got a ton of work but you're supposed to get it from her this week that plan will then be super impose on to this plan.

1935

03:38:37.830 --> 03:38:37.920

Mike: To.

1936

03:38:37.980 --> 03:38:46.380

Mike: Be more accurate and when we come back to you with the next public hearing we will have final landscaping plan will have to finally or be.

1937

03:38:46.710 --> 03:38:57.540

Mike: Hopefully approval and you'd be looking at the final product that had been as satisfactory today or big day very, very well may have some ideas as well.

1938

03:38:58.560 --> 03:39:01.740

Christopher Carthy: Right so again Okay, thank you, Michael I agree with you.

1939

03:39:03.480 --> 03:39:12.870

Christopher Carthy: board members that still leaves us with referring Michael to the ARV and to the cva for stories three and a half stories.

1940

03:39:14.460 --> 03:39:22.410

Christopher Carthy: height where he's proposing roughly 35 feet and frontage Does anyone want to add to that.

1941

03:39:22.650 --> 03:39:32.370

Michael Pollack: I just want to clarify the height was something we will will approve on the previous phone with one building that correct.

1942

03:39:33.300 --> 03:39:37.320

Mike: Yes, today, you did, and the zoning Board of appeals grab that variance on it.

1943

03:39:37.680 --> 03:39:39.270

Michael Pollack: But we're hoping you're requesting.

1944

03:39:39.330 --> 03:39:40.290

Mike: 34 feet.

1945

03:39:40.500 --> 03:39:41.100

Michael Pollack: For the report.

1946

03:39:41.790 --> 03:39:49.740

Mike: yeah so the reason why I said up to 35 feet, is any events that we have a communication issue or a measurement issue.

1947

03:39:50.460 --> 03:39:54.240

Mike: With regard to the amount of stories I don't I don't think we're going to be.

1948

03:39:54.660 --> 03:40:09.960

Mike: Beyond the 34 feet in fact I think we're going to be at 32 feet it's just a matter of where you have the starting point and that's where I think Adam wants to verify, so if we're wrong in our calculation with kind of having a little bit of a breathing room there.

1949

03:40:14.850 --> 03:40:18.780

Christopher Carthy: Michael, what do you think about that do you want to define that better.

1950

03:40:20.430 --> 03:40:29.250

Michael Pollack: Well i'll defer to Adam I mean you know, there was obviously a high variance we're talking about you know.

1951

03:40:31.410 --> 03:40:40.680

Michael Pollack: Different but I don't know that it's a material difference, so it sounds like the starting point of the measurement is your technical item and i'd rather hear the professionals.

1952

03:40:40.680 --> 03:40:41.640

Michael Pollack: dependent on that and.

1953

03:40:42.030 --> 03:40:43.560

Michael Pollack: Probably defer to their judgment.

1954

03:40:44.280 --> 03:40:44.970

Christopher Carthy: Thank you, Michael.

1955

03:40:45.930 --> 03:40:58.710

Adam Kaufman: Well, those are two different things right there's how you measure the height and then the variance if the applicant is going to seek the variance for 35 feet, then that's what we'll take to the zoning board and then that will become what we're measuring against.

1956

03:40:59.640 --> 03:41:01.080

Adam Kaufman: I don't have a problem with that.

1957

03:41:02.130 --> 03:41:07.920

Christopher Carthy: Well, I only problem I have with that is that once he's given 35 feet.

1958

03:41:07.950 --> 03:41:08.910

Adam Kaufman: We could build to like.

1959

03:41:09.330 --> 03:41:23.430

Christopher Carthy: Right, we should appreciate it as a planning board that if we that although Michael presented, as you know, roughly 35 we

should take it a little more seriously than that and define listen, is it 35 hours and 34.

1960

03:41:24.690 --> 03:41:32.910

Mike: But we'll have that Chris will have that answer once i've been I and Joe and Dan establish what the starting point is, we.

1961

03:41:33.720 --> 03:41:35.520

Christopher Carthy: don't want to hold you off from going to the.

1962

03:41:35.520 --> 03:41:38.550

Mike: zoo I said, let me go to the zoning Board of appeals.

1963

03:41:38.790 --> 03:41:40.410

Mike: and say, not to exceed.

1964

03:41:41.070 --> 03:41:50.490

Christopher Carthy: I know that I know that i'm getting at is the planning Board should understand that when when you say that not to exceed 35 I think gives you the liberty to build the 35.

1965

03:41:52.230 --> 03:41:52.620

Christopher Carthy: Watch.

1966

03:41:52.680 --> 03:41:53.070

bullet.

1967

03:41:54.090 --> 03:41:54.390

Michael Pollack: That.

1968

03:41:54.810 --> 03:41:55.110

Christopher Carthy: There was.

1969

03:41:55.530 --> 03:42:08.640

Mike: That and what we're asking that i'm telling you that I think we're going to be 32 feet, but it's depending on where Adam agrees to where the starting point is and that's what we just.

1970

03:42:08.640 --> 03:42:09.120

Mike: got that.

1971

03:42:10.020 --> 03:42:17.010

Adam Kaufman: I think what Mike is Michael for is trying to say is it's not going to exceed what you see in the.

1972

03:42:17.310 --> 03:42:18.540

Adam Kaufman: city already submitted.

1973

03:42:18.540 --> 03:42:19.800

Christopher Carthy: Plans exact.

1974

03:42:20.850 --> 03:42:22.170

Michael Pollack: issue with the starting point.

1975

03:42:22.860 --> 03:42:26.910

Mike: let's go to the termination of what average graders.

1976

03:42:29.640 --> 03:42:32.760

Michael Pollack: So why wouldn't it be 32 feet from average grade.

1977

03:42:35.310 --> 03:42:37.470

Adam Kaufman: Because that might not be the right number and.

1978

03:42:37.470 --> 03:42:40.530

Adam Kaufman: My really being 34 feet when you measure yeah.

1979

03:42:40.890 --> 03:42:54.600

Mike: advantage of where we determine what average greatest if I didn't believe that we picked we measured what we think is this the average great Adam may not necessarily agree with us, if he doesn't agree with us, then we made me 34 feet.

1980

03:42:55.140 --> 03:42:55.350

If.

1981

03:42:56.430 --> 03:42:57.420

Michael Pollack: you're bored.

1982

03:42:57.810 --> 03:43:03.420

Michael Pollack: As to what the objective engineering physical reality is in the field.

1983

03:43:05.280 --> 03:43:07.560

Michael Pollack: That we struggled with this for several meetings.

1984

03:43:08.460 --> 03:43:08.730

How we.

1985

03:43:10.260 --> 03:43:12.180

Michael Pollack: How we nail down these.

1986

03:43:13.410 --> 03:43:15.600

Michael Pollack: Questions physical measurements.

1987

03:43:17.640 --> 03:43:18.030

Michael Pollack: You know.

1988

03:43:21.240 --> 03:43:24.060

Michael Pollack: And that's why I said, one of the part of the professionals on this.

1989

03:43:28.890 --> 03:43:30.540

Adam Kaufman: we're gonna get that number.

1990

03:43:31.800 --> 03:43:37.530

Adam Kaufman: I just don't know I can't tell you right this second what that is i'm just I don't know.

1991

03:43:41.700 --> 03:43:44.940

Michael Pollack: Well, the building that we're working on, or what.

1992

03:43:46.110 --> 03:43:47.640

Michael Pollack: What we expect us to be.

1993

03:43:50.310 --> 03:43:54.390

Mike: Well, our measurement and, of course, Section says 32 feet.

1994

03:43:55.710 --> 03:44:06.810

Mike: And our various that we got was 34 Adam is questioning what is the starting point, and now it has to be determined and that's that's a determination.

1995

03:44:07.290 --> 03:44:10.860

Michael Pollack: Almost because the 5% great of the property.

1996

03:44:12.120 --> 03:44:13.080

Mike: Exactly.

1997

03:44:13.320 --> 03:44:20.700

Mike: exactly correct in the back on the back corner, you can see that everything is the garage level is to the.

1998

03:44:21.720 --> 03:44:22.830

Mike: To the garage ceiling.

1999

03:44:23.130 --> 03:44:23.910

Michael Pollack: But when Chris.

2000

03:44:24.210 --> 03:44:32.460

Michael Pollack: So what if we said it was 32 oh so you can't say 32 feet, all the way from the highest point because that's not the average.

2001

03:44:34.050 --> 03:44:34.530

Mike: But if.

2002

03:44:35.280 --> 03:44:36.750

Mike: you'd like we're not going to exceed the.

2003

03:44:36.750 --> 03:44:46.050

Mike: 34 feet that that you know we previously got as a burn so I really don't see what what the point is here.

2004

03:44:46.740 --> 03:44:53.130

Michael Pollack: But I think what i'm saying is, if you got 32 feet from from the highest point of grade would that work.

2005

03:44:55.590 --> 03:44:55.980

Mike: Yes.

2006

03:44:56.760 --> 03:44:57.510

Michael Pollack: When we say that.

2007

03:44:59.070 --> 03:45:04.050

Mike: Okay, so, then I think you can say is that, from this point here that at.

2008

03:45:04.080 --> 03:45:04.620

Michael Pollack: least have.

2009

03:45:05.460 --> 03:45:07.170

Mike: A data won't achieve 32 feet.

2010

03:45:07.260 --> 03:45:08.400

Michael Pollack: Well, what you need.

2011

03:45:08.970 --> 03:45:10.050

Mike: that's fine yeah.

2012

03:45:10.260 --> 03:45:10.860

Michael Pollack: Well, make sense.

2013

03:45:11.280 --> 03:45:12.000

Mike: Okay, so.

2014

03:45:12.090 --> 03:45:13.260

Mike: From the last building.

2015

03:45:13.260 --> 03:45:19.650

Adam Kaufman: yeah that works it doesn't really mean anything for the code, but if it makes the board feel better yeah.

2016

03:45:19.890 --> 03:45:27.330

Michael Pollack: it's right because that's what cuz that's what he's because he's not going to build the 35 we know the height of the building is 32 and it's going to be a flat roof.

2017

03:45:27.810 --> 03:45:32.820

Adam Kaufman: yeah that's I mean that's what michael's been saying, but yes.

2018

03:45:33.000 --> 03:45:37.410

Michael Pollack: Okay well to understand it so excuse me for being my.

2019

03:45:37.410 --> 03:45:39.630

Mike: No, no yeah I understand where you're at Mike and.

2020

03:45:40.080 --> 03:45:41.220

confusing.

2021

03:45:42.240 --> 03:45:47.490

Mike: it's an ambiguous way of doing but there really is no other way but a good point.

2022

03:45:48.570 --> 03:45:49.020

Michael Pollack: To me.

2023

03:45:49.350 --> 03:45:50.370

Michael Pollack: And it works for all of us.

2024

03:45:50.610 --> 03:45:52.950

Mike: So 32 feet from the highest elevation.

2025

03:45:53.370 --> 03:45:54.480

Michael Pollack: But my point right.

2026

03:45:56.370 --> 03:46:05.160

Adam Kaufman: we're not going to present it to the zoning board that way, Michael Cole pollock but yes from the planning board and approving the site plan that's going to be accurate.

2027

03:46:05.520 --> 03:46:06.390

Michael Pollack: Hopefully, all.

2028

03:46:06.900 --> 03:46:09.810

Mike: With Chris we also want you to set a public.

2029

03:46:10.110 --> 03:46:15.960

Christopher Carthy: Where the APP where the applicant doesn't exceed where the applicant builds a flat roof one.

2030

03:46:19.920 --> 03:46:23.550

Christopher Carthy: In other words, under that condition, you have to assume a flat roof line.

2031

03:46:24.300 --> 03:46:31.080

Christopher Carthy: Why well because, if he said 32 feet for the highest that would be that could be 32 is that.

2032

03:46:31.080 --> 03:46:33.390

Adam Kaufman: cloud on on on he doesn't mean the highest.

2033

03:46:33.840 --> 03:46:34.440

Larry Ruisi: you're measuring.

2034

03:46:34.560 --> 03:46:36.390

Adam Kaufman: To the midpoint of that roof.

2035

03:46:36.420 --> 03:46:38.340

Mike: The midpoint your roof is where you always make.

2036

03:46:38.580 --> 03:46:39.060

Adam Kaufman: Yes.

2037

03:46:39.180 --> 03:46:40.650

Mike: You measure, from this point right yeah.

2038

03:46:41.040 --> 03:46:43.800

Mike: Yes, so from this point, dear.

2039

03:46:44.070 --> 03:46:44.790

Adam Kaufman: that's the third.

2040

03:46:45.030 --> 03:46:48.690

Mike: point it out point down here 32 feet yeah.

2041

03:46:51.360 --> 03:46:53.220

Mike: roof is always measured the midpoint of the.

2042

03:46:53.220 --> 03:46:56.670

Christopher Carthy: button, that is, the straight line from that point, all the way over to this.

2043

03:46:56.700 --> 03:46:57.840

Christopher Carthy: photograph on.

2044

03:46:58.050 --> 03:46:59.220

Mike: crack it open.

2045

03:47:00.420 --> 03:47:03.930

Mike: For that grade the midpoint a roof can exceed 32 feet.

2046

03:47:05.460 --> 03:47:09.240

Adam Kaufman: I think we all really do understand what we're trying to accomplish here.

2047

03:47:09.570 --> 03:47:10.470

Christopher Carthy: I think, so too.

2048

03:47:10.920 --> 03:47:11.250

I.

2049

03:47:12.450 --> 03:47:24.030

Christopher Carthy: I come back to we want to refer Michael to the air B, we want to send them to the cva for his appetite to see 30,000 feet above the highest point of elevation.

2050

03:47:25.020 --> 03:47:29.100

Christopher Carthy: it's perfect requirements and stories.

2051

03:47:29.520 --> 03:47:29.910

Mike: Yes.

2052

03:47:29.970 --> 03:47:31.920

Mike: I know we also want to set a public hearing.

2053

03:47:33.300 --> 03:47:44.910

Jim Jensen: I Christopher I just had just one just question just don't on the side yard setbacks on either side is there is there a requirement Adam for the minimum width of the buffer.

2054

03:47:47.220 --> 03:47:55.650

Adam Kaufman: Know that's something you're going to have to decide what is appropriate that perimeter screening and yeah that's that's an important.

2055

03:47:56.460 --> 03:48:01.320

Adam Kaufman: Week, whether that's going to be vegetative or a fence or some combination.

2056

03:48:01.440 --> 03:48:04.350

Mike: Because let Let me try to help you out a little bit dejan.

2057

03:48:04.980 --> 03:48:07.860

Mike: If you look at the approved plan that was originally approved.

2058

03:48:09.240 --> 03:48:13.950

Mike: There was zero planting on the property lines on this plan.

2059

03:48:14.400 --> 03:48:33.060

Mike: We have no less than five feet of planting we we put planting bed on each side of five feet and still been able to maintain 25 feet from that five feet for backup area out of the garage so we did cover that it went from zero to now five.

2060

03:48:34.290 --> 03:48:36.180

Jim Jensen: Okay, thank you, I just was not.

2061

03:48:36.270 --> 03:48:36.780

Mike: Good point.

2062

03:48:37.260 --> 03:48:37.560

Okay.

2063

03:48:43.920 --> 03:49:00.540

Larry Ruisi: So, Chris um I have no additional questions and i'm Okay, with all the items, who want to basically approved tonight and move them to you know zoning architects review set the public hearing so i'm good with all of that.

2064

03:49:01.380 --> 03:49:03.090

Roland Baroni: So, Chris you actually.

2065

03:49:03.570 --> 03:49:07.290

Roland Baroni: need to also include the intend to be lead agency.

2066

03:49:08.340 --> 03:49:19.140

Roland Baroni: And there are actually three public hearings, you need to set one for the preliminary subdivision and then each of these buildings requires its own site plan.

2067

03:49:20.700 --> 03:49:22.290

Roland Baroni: So there are three public hearings.

2068

03:49:23.010 --> 03:49:32.070

Christopher Carthy: That sure we have the preliminary subdivision site plan hearing from building one and aside plan in the site plan and the public hearings were filling them with to.

2069

03:49:32.310 --> 03:49:32.730

Correct.

2070

03:49:35.010 --> 03:49:36.000

Mike: Oh, and by the way.

2071

03:49:36.060 --> 03:49:36.870

Mike: And by the way.

2072

03:49:38.100 --> 03:49:41.250

Mike: You can see of course they'll be all crush easements.

2073

03:49:42.000 --> 03:49:45.090

Mike: For utility acts as a natural part of the.

2074

03:49:45.600 --> 03:49:45.990

Christopher Carthy: reason.

2075

03:49:46.050 --> 03:49:48.840

Christopher Carthy: The reason for that is this was zone central structure.

2076

03:49:49.860 --> 03:49:59.310

Christopher Carthy: structure structure, so this is multi family single structure, so you got to structure is going on here or Americans seem that the Left and the Right.

2077

03:49:59.640 --> 03:50:08.820

Christopher Carthy: And because the town board zoned in a single structure, the Left building is one structure the right building is another structure and that's why we're setting to site.

2078

03:50:09.180 --> 03:50:10.380

Christopher Carthy: To public hearings.

2079

03:50:10.680 --> 03:50:10.920

yep.

2080

03:50:15.030 --> 03:50:18.060

Christopher Carthy: So when, instead of public hearing for the preliminary subdivisions.

2081

03:50:18.690 --> 03:50:26.490

Christopher Carthy: And then, a public hearing for site building one separately to win refer to the cva for story stories.

2082

03:50:26.970 --> 03:50:28.950

Christopher Carthy: Up to three and a half.

2083

03:50:31.950 --> 03:50:35.940

Christopher Carthy: elevation of really high elevation.

2084

03:50:38.190 --> 03:50:38.850

Christopher Carthy: ready to.

2085

03:50:40.200 --> 03:50:42.480

Christopher Carthy: be above the highest elevation point.

2086

03:50:46.470 --> 03:50:49.620

Christopher Carthy: The frontage what is the frontage issue Michael.

2087

03:50:50.940 --> 03:50:55.470

Mike: The only coach as 150 feet, for her and 37 and a half feet.

2088

03:50:56.700 --> 03:50:58.470

Mike: 37 five right.

2089

03:50:58.770 --> 03:51:02.670

Christopher Carthy: 130 7.5 okay so you're 12 and a half feet to fiction.

2090

03:51:03.360 --> 03:51:03.750

Mike: I need.

2091

03:51:04.710 --> 03:51:05.040

Roland Baroni: I need.

2092

03:51:05.790 --> 03:51:06.060

Right.

2093

03:51:07.200 --> 03:51:07.680

Mike: All right.

2094

03:51:07.920 --> 03:51:08.340

Okay.

2095

03:51:09.990 --> 03:51:10.800

Christopher Carthy: Is that everything.

2096

03:51:11.640 --> 03:51:12.120

Mike: that's it.

2097

03:51:12.810 --> 03:51:14.280

Christopher Carthy: Okay, so.

2098

03:51:15.420 --> 03:51:31.350

Christopher Carthy: i'm going to make a motion that we refer the applicant to the CPA so that the cva can consider the number of stories in the building up to three and a half stories, so that the.

2099

03:51:33.180 --> 03:51:40.380

Christopher Carthy: CDA can consider a roof height higher up to 32 feet.

2100

03:51:41.070 --> 03:51:42.390

Christopher Carthy: Above the highest point.

2101

03:51:42.990 --> 03:51:43.470

Mike: In mid.

2102

03:51:43.890 --> 03:51:44.250

April.

2103

03:51:45.390 --> 03:51:47.580

Mike: What did the midpoint of the roof.

2104

03:51:47.640 --> 03:52:02.430

Christopher Carthy: I said that yeah to the midpoint of the roof 32 feet above the highest point of elevation to the midpoint of the roof, and a front of setback of 137.5 verses 150 a deficiency of 12 and a half feet.

2105

03:52:03.180 --> 03:52:14.280

Christopher Carthy: I also suggest that we set the public hearing for the preliminary subdivision and a public hearing for the.

2106

03:52:16.710 --> 03:52:22.350

Christopher Carthy: two sides structures one public hearing for the building on the left and one building and one.

2107

03:52:24.780 --> 03:52:26.400

Christopher Carthy: public hearing for the building on the right.

2108

03:52:27.090 --> 03:52:28.770

Roland Baroni: Also, Chris, if I may.

2109

03:52:28.980 --> 03:52:31.710

Roland Baroni: yeah because the frontage variance.

2110

03:52:33.510 --> 03:52:43.770

Roland Baroni: affects the subdivision your your request to the your referral to the planning to the zoning board for that needs to include a recommendation.

2111

03:52:44.460 --> 03:52:58.200

Christopher Carthy: Okay, so i'm gonna make a recommendation that the zoning Board of appeals positively sitters our recommendation that is the zoning Board of appeals grant the frontage variance.

2112

03:52:59.760 --> 03:53:03.450

Christopher Carthy: So any emotion, I mean I made that motion and a second on that motion.

2113

03:53:04.650 --> 03:53:05.070

Steven Sauro: Second.

2114

03:53:05.550 --> 03:53:06.330

Christopher Carthy: All in favor.

2115

03:53:06.810 --> 03:53:07.860

Steven Sauro: Aye Aye.

2116

03:53:08.340 --> 03:53:10.530

Christopher Carthy: Okay, now I need a.

2117

03:53:12.990 --> 03:53:25.110

Christopher Carthy: i'm gonna make a motion to send the applicant to the zoning Board of appeals for stories up to three and a half stories for a elevation.

2118

03:53:26.160 --> 03:53:38.190

Christopher Carthy: Up to 32 feet above the highest point of elevation to the mid roof, to the midpoint of the roof, and a, so I do, I have a second on that referral to the cva please.

2119

03:53:38.880 --> 03:53:40.290

Steven Sauro: i'll second that as well, Chris.

2120

03:53:40.680 --> 03:53:41.130

Thank you.

2121

03:53:42.630 --> 03:53:43.380

Christopher Carthy: All favor.

2122

03:53:45.210 --> 03:53:52.200

Christopher Carthy: i'm going to make a recommendation that he that we set a public hearing for preliminary subdivision.

2123

03:53:53.940 --> 03:54:01.710

Christopher Carthy: And that we consider a public hearing for for the building on the left and they public hearing for the building on the right.

2124

03:54:02.400 --> 03:54:03.120

Roland Baroni: Side plan.

2125

03:54:03.810 --> 03:54:05.790

Christopher Carthy: what's I plan federation.

2126

03:54:08.220 --> 03:54:08.790

Steven Sauro: Second, that.

2127

03:54:09.270 --> 03:54:10.860

Christopher Carthy: Thank you all in favor.

2128

03:54:11.370 --> 03:54:11.730

Steven Sauro: You got.

2129

03:54:14.070 --> 03:54:15.540

Christopher Carthy: That covered it pretty well.

2130

03:54:15.630 --> 03:54:18.600

Roland Baroni: Now you still need to do the intent to be lead agency.

2131

03:54:20.310 --> 03:54:21.810

Steven Sauro: Earlier we did that already.

2132

03:54:22.260 --> 03:54:23.910

Roland Baroni: voted on it, I didn't realize that.

2133

03:54:23.970 --> 03:54:25.440

Christopher Carthy: Oh, you gotta stay with us.

2134

03:54:30.210 --> 03:54:31.140

Larry Ruisi: Just did you cover.

2135

03:54:37.170 --> 03:54:39.150

Larry Ruisi: Cover referral to the IRB.

2136

03:54:39.510 --> 03:54:40.380

Larry Ruisi: Did you cover that.

2137

03:54:40.770 --> 03:54:43.410

Adam Kaufman: We talked about it usually don't make a formal.

2138

03:54:43.470 --> 03:54:46.410

Adam Kaufman: Okay motion, but we blessed it.

2139

03:54:47.400 --> 03:54:48.840

Christopher Carthy: Go try to trip me up.

2140

03:54:51.810 --> 03:54:53.250

Adam Kaufman: A lot of things, so you did.

2141

03:54:55.080 --> 03:55:00.540

Christopher Carthy: So, Michael good luck with this and Michael we want to see this done good luck.

2142

03:55:01.170 --> 03:55:08.940

Mike: And I want, I want to thank you, Chris and Adam and Joe and Roland and the other planning board members.

2143

03:55:10.170 --> 03:55:15.270

Mike: We all want the same thing and course and with cooperation we'll get it done.

2144

03:55:15.510 --> 03:55:16.290

Christopher Carthy: Right, thank you.

2145

03:55:17.040 --> 03:55:17.520

Mike: Thank you.

2146

03:55:18.960 --> 03:55:19.350

Christopher Carthy: Michael.

2147

03:55:21.210 --> 03:55:21.900

Mike: Yes.

2148

03:55:23.040 --> 03:55:27.450

Valerie B Desimone: lori is va Secretary she's enjoying Fridays so she's.

2149

03:55:27.720 --> 03:55:28.800

Mike: already got in touch.

2150

03:55:28.800 --> 03:55:31.590

Mike: With her and she was waiting for this referral.

2151

03:55:32.070 --> 03:55:37.110

Valerie B Desimone: Okay, great and so let me know what meeting you get on and then we can schedule the public hearing from there okay.

2152

03:55:37.950 --> 03:55:38.970

Mike: Thank you, thank you.

2153

03:55:40.140 --> 03:55:47.760

Christopher Carthy: Alright, so board members Thank you so much for coming on at six o'clock tonight and Adam and Joe and Val.

2154

03:55:48.780 --> 03:55:54.030

Christopher Carthy: And Jane Thank you very much i'll make a motion to adjourn the planning board meeting with this evening.

2155

03:55:55.020 --> 03:55:55.470

Steven Sauro: A second.

2156

03:55:55.920 --> 03:55:56.820

Christopher Carthy: All in favor.

2157

03:55:57.840 --> 03:55:58.380

Christopher Carthy: good night.

2158

03:55:59.580 --> 03:55:59.760

Roland Baroni: All.

2159

03:56:00.600 --> 03:56:02.100

Mike: Night everyone.