

WEBVTT

1

00:00:09.540 --> 00:00:12.389

Adam Kaufman: Okay, Christopher rule set, we can start now.

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00:00:13.200 --> 00:00:15.540

Valerie B Desimone: Don't forget to invite John Cooper into the meeting.

3

00:00:17.130 --> 00:00:17.520

Adam Kaufman: Thank you.

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00:00:29.490 --> 00:00:30.240

Christopher Carthy: So,

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00:00:32.670 --> 00:00:47.160

Christopher Carthy: Welcome to the planning board meeting up September 30 the we were short two board members, but we have the backbone here, Larry, real easy. And Jim Johnson and Chris party.

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00:00:48.420 --> 00:01:05.070

Christopher Carthy: In Georgia, Molly is our town engineer Adam topping on Fountain Valley. Does anyone secretary and well we're only kind of turning. So the first item before us is a slight correction to the Minutes, I believe so.

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00:01:07.470 --> 00:01:09.240

Christopher Carthy: Jim, do you want to take that

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00:01:09.810 --> 00:01:13.020

Jim Jensen: Sure, like, make a motion to adopt the Minutes, as amended.

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00:01:14.280 --> 00:01:15.120

Christopher Carthy: I'll second it.

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00:01:17.280 --> 00:01:17.580

Larry Ruisi: All right.

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00:01:18.570 --> 00:01:18.990

Jim Jensen: All right.

12

00:01:19.980 --> 00:01:26.310

Christopher Carthy: Okay. The minutes are approved. So the first item before us is to disco. And I see Dan hold on the screen.

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00:01:26.490 --> 00:01:27.390

Dan: Hello everybody.

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00:01:30.000 --> 00:01:32.010

Dan: Not hearing me, let me see if I can get this unmuted.

15

00:01:32.700 --> 00:01:34.740

Joe Cermele: Hello again, can I

16

00:01:35.790 --> 00:01:36.450

Adam Kaufman: Can see good

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00:01:40.770 --> 00:01:41.940

Dan: So we've seen. I don't know if

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00:01:41.970 --> 00:01:45.510

Dan: You work for me. But we've seen the agenda, the resolution, we're fine with it.

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00:01:46.500 --> 00:01:54.990

Adam Kaufman: Yeah, I mean, Dan, do you want to just take the board in the public through the 50,000 foot view what we're doing here.

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00:01:56.220 --> 00:02:03.660

Dan: Oh, sure. After the last public hearing. We were given a couple of things to address on our site plan.

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00:02:05.730 --> 00:02:13.410

Dan: One was that we needed to get a IRB approval, of course, which we subsequently got and during that process, the

22

00:02:13.740 --> 00:02:15.210

Dan: ARV asked us to add

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00:02:15.210 --> 00:02:30.930

Dan: Some additional landscape foundation plantings on both sides of the House, which we've done you have some low lying vegetation permanently green aging and the other items that came up during the public hearing were

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00:02:31.800 --> 00:02:32.880

Dan: To see if we can

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00:02:32.940 --> 00:02:34.590

Dan: change some of the trees out

26

00:02:35.760 --> 00:02:44.280

Dan: Jason to the House that we're facing the lots in Harrison. So we've added some trees in there. We've taken off the white pine.

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00:02:44.970 --> 00:02:54.090

Dan: And we slightly rotated the building so that it would take it a little further angle wise away from the neighboring property in Harrison.

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00:02:55.050 --> 00:03:11.040

Dan: In the process, were able to relocate the stormwater mitigation system so that we could add for the additional plantings. And we also switch the deck to the other side, which further increased the separation, if you will, from the neighbor and arison

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00:03:12.210 --> 00:03:14.970

Adam Kaufman: Yeah, that's a good description of what we're doing.

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00:03:16.410 --> 00:03:28.080

Adam Kaufman: The board directed me to prepare draft resolution have done that there aren't too many conditions of approval and I don't have any, any concerns if the board adopting a resolution.

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00:03:29.580 --> 00:03:33.180

Christopher Carthy: It's a brief resolution, as far as I'm concerned. Great.

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00:03:34.770 --> 00:03:36.330

Dan: Regarded a lot of eyes on the

33

00:03:40.590 --> 00:03:44.340

Christopher Carthy: Board members Jim married to this resolution.

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00:03:44.520 --> 00:03:45.660

Larry Ruisi: Any girl I'm

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00:03:45.930 --> 00:03:46.230

Good.

36

00:03:48.810 --> 00:03:54.120

Jim Jensen: I'm good at it sounds like just I knew Joe you're comfortable with all the changes that damn made

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00:03:54.750 --> 00:03:57.570

Joe Cermele: Yeah, absolutely. Yeah, there's, there's nothing left here.

38

00:03:59.490 --> 00:03:59.910

Christopher Carthy: So,

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00:04:00.720 --> 00:04:02.580

Jim Jensen: I'm, I'm fine. Christopher I

40

00:04:02.880 --> 00:04:03.750

Christopher Carthy: Want to make emotion.

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00:04:03.780 --> 00:04:05.970

Jim Jensen: Sure I make a resolution, I make, sorry.

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00:04:07.800 --> 00:04:13.530

Jim Jensen: I'm both little tongue tied tonight. I'd like to propose motion that we passed the resolution for Tedesco

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00:04:14.550 --> 00:04:18.810

Jim Jensen: At 1460 Old Orchard Street date is September 30 2020

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00:04:19.170 --> 00:04:20.310

Christopher Carthy: Thank you, Larry.

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00:04:21.600 --> 00:04:22.020

Larry Ruisi: Second,

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00:04:22.830 --> 00:04:27.420

Christopher Carthy: All in favor. Aye. Motion carries. Congratulations, Dan.

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00:04:28.080 --> 00:04:30.210

Dan: Thank you very much. I know it's been a long haul for

48

00:04:30.210 --> 00:04:32.220
Christopher Carthy: All for all of us. Right.

49
00:04:32.250 --> 00:04:33.930
Dan: kind of appreciate your help on this.

50
00:04:34.200 --> 00:04:34.590
All right.

51
00:04:37.050 --> 00:04:37.380
Dan: Well,

52
00:04:39.690 --> 00:04:44.820
Adam Kaufman: Okay, let me just get the next people here.

53
00:04:46.710 --> 00:04:47.550
Adam Kaufman: Leave this

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00:04:54.690 --> 00:04:58.500
Valerie B Desimone: And Michael Tarzan and Tony Grillo the prayer. Oh.

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00:04:58.830 --> 00:04:59.550
Adam Kaufman: I don't see any

56
00:05:02.820 --> 00:05:03.180
Okay.

57
00:05:05.550 --> 00:05:06.030
Adam Kaufman: Hello.

58
00:05:06.360 --> 00:05:07.410
Adam Kaufman: Michael, are you with us.

59
00:05:07.620 --> 00:05:08.640
mtarzian: Yes, I am. Yeah.

60
00:05:09.210 --> 00:05:16.950
Adam Kaufman: Okay, do your, your applications up in front of the board.
Do you want to take the board through what you're proposing.

61
00:05:17.610 --> 00:05:18.240

mtarzian: Yeah, sure.

62

00:05:21.780 --> 00:05:24.240

mtarzian: You guys see my face. I can turn my camera.

63

00:05:24.570 --> 00:05:26.430

Adam Kaufman: That's up to you. You don't have to, but

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00:05:28.350 --> 00:05:29.040

Adam Kaufman: Every like

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00:05:29.490 --> 00:05:30.090

mtarzian: Yeah, sure.

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00:05:35.070 --> 00:05:36.360

mtarzian: Can you guys hear me, yes.

67

00:05:36.690 --> 00:05:50.730

mtarzian: Yes. All right. Um, so, so, yeah. So I don't know if you guys
guy I created two separate pages just for the review board outside of our
normal plan set that we normally submit

68

00:05:51.480 --> 00:05:54.150

mtarzian: So I don't know if you guys can see those pages, but if

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00:05:54.150 --> 00:05:56.580

mtarzian: You can somehow make a deal or kind of walk you guys

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00:05:56.880 --> 00:05:59.400

Adam Kaufman: If you can share your screen if you have it up.

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00:05:59.490 --> 00:06:00.630

mtarzian: Oh sure, yeah.

72

00:06:00.690 --> 00:06:02.280

Adam Kaufman: Yeah, that's great. So it's the green button.

73

00:06:02.310 --> 00:06:03.000

Adam Kaufman: At the bottom

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00:06:03.750 --> 00:06:04.320

To share

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00:06:13.290 --> 00:06:15.090

mtarzian: Okay, so we will why

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00:06:21.450 --> 00:06:23.190

Adam Kaufman: If it doesn't work, I have it too.

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00:06:26.850 --> 00:06:27.450

So it's

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00:06:31.530 --> 00:06:33.690

mtarzian: Okay. All right. Can you guys see that

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00:06:33.960 --> 00:06:35.700

Adam Kaufman: Yes, we can. That's perfect.

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00:06:36.060 --> 00:06:42.480

mtarzian: Okay, so this is just the normal plan set, I believe, right.

What I'm casting now and then we'll switch over to the specialized

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00:06:45.390 --> 00:06:52.290

mtarzian: This is like really fancy stuff. Okay, so, um, so, yeah. So as you guys can see from these overhead. Can you guys see my cursor.

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00:06:52.380 --> 00:06:53.670

mtarzian: As well, yes.

83

00:06:53.700 --> 00:07:10.890

mtarzian: Yes, I'm so, so as you guys can see from this aerial here's the cross streets here, this is the front here so you guys can see that and the parents will be going the back of this building. So nothing would be seen from the front. Um, let's see.

84

00:07:15.870 --> 00:07:16.200

mtarzian: This

85

00:07:16.470 --> 00:07:18.030

mtarzian: Would be seen from the front of the building.

86

00:07:18.390 --> 00:07:35.550

mtarzian: These inverters. They're not very big. Despite how big they look at this drying, they're probably about two feet by three feet tall. There will be three of them. And if there's a bush are going to be behind and we, I will show that part of the screen here.

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00:07:36.810 --> 00:07:39.180

Yeah, I don't think the rest of the stuff for you to see.

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00:07:45.900 --> 00:07:47.670

mtarzian: And then I'm going to share with you guys.

89

00:07:49.980 --> 00:07:59.880

mtarzian: Okay. And this is the doc, I built for you guys. So, um, so there's like basically a big tree over here and the our equipment would go behind that tree.

90

00:08:00.210 --> 00:08:05.190

mtarzian: And then with the pipes are going to ground and tap into this transformer from from underneath.

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00:08:06.180 --> 00:08:13.950

mtarzian: The panels look like this. This is just a sample of the panel, we just installed on another rooftop actually with a similar pitch to this obviously the

92

00:08:14.550 --> 00:08:20.580

mtarzian: The roof at these panels are on our red. So take a look a little different, right, because this is white.

93

00:08:21.030 --> 00:08:29.670

mtarzian: And this is where the panels, we go this is behind the building here. This is where all the panels or does it just you can superimpose this blue Panel under this way.

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00:08:30.480 --> 00:08:36.990

mtarzian: This flight rooftop here and then again from the front of the building is what you'd see. And then this is an aerial view.

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00:08:37.620 --> 00:08:39.480

mtarzian: That we took when we were there, we have to

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00:08:39.960 --> 00:08:48.690

mtarzian: We use drones to kind of take take a bunch of measurements smaller up there. And instead, we had a couple of shots. This is basically the main road coming into the building.

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00:08:48.990 --> 00:08:54.480

mtarzian: Again, not no candles will be installed here all the candles will be here and then there would be those three

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00:08:55.320 --> 00:09:05.820

mtarzian: About two feet by three feet long inverters. And so we draw the elevations here. So this would be the front of the building or the East elevation

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00:09:06.690 --> 00:09:22.770

mtarzian: This is sort of a corner right the other corner of the building. That's the celebration. So if you're trading down, you're going to see figure form. And if you if you take off right off that road. You'll see figure three and then figure one

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00:09:22.770 --> 00:09:31.410

mtarzian: Is that's on the, on the other side of the building where the residential houses are and then figure two is the backside of building where again you can

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00:09:32.520 --> 00:09:36.030

Adam Kaufman: Yeah, thank you. That's a good explanation. So

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00:09:37.200 --> 00:09:39.300

Adam Kaufman: It's not really a very complicated.

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00:09:41.190 --> 00:09:50.310

Adam Kaufman: Application in fact that it's in front of the board and the planning board because it's commercial piece of property, sure, but the visual impacts aren't significant here.

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00:09:51.660 --> 00:10:03.540

Adam Kaufman: I prepared a draft resolution, even though we can't do that tonight. We can't act on it because we haven't had to hearing but just to to have the board review it, see if there any concerns you can address them.

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00:10:05.820 --> 00:10:19.620

Adam Kaufman: There was one comment of whether or not these changes required architectural review board approval. I reached out to the IRB

and the chair responded that no just did not need to go the ARV so that was a question that was in the draft that's been

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00:10:21.750 --> 00:10:22.650

Adam Kaufman: Taken care of

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00:10:24.570 --> 00:10:25.710

Adam Kaufman: Or do you have any

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00:10:26.010 --> 00:10:32.460

Christopher Carthy: Comments Adam, how far away from the parking is the maybe even though to the top use top you again.

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00:10:32.700 --> 00:10:33.510

mtarzian: Yeah.

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00:10:33.660 --> 00:10:34.530

mtarzian: Yeah, let's do that.

111

00:10:35.190 --> 00:10:38.760

mtarzian: So this picture. Do you want me to pull the other plan.

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00:10:39.330 --> 00:10:48.330

Christopher Carthy: But in other words when I see those the inverters. Show me a picture of the parking lot, facing the wall of the building with the emergence of going

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00:10:49.200 --> 00:10:51.480

Adam Kaufman: That's the center picture right right there central

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00:10:51.690 --> 00:10:54.900

Christopher Carthy: That's sent a picture. So the unfairness of going behind the transformer

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00:10:54.960 --> 00:10:55.950

Adam Kaufman: Know there to the right.

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00:10:56.970 --> 00:11:00.390

mtarzian: Actually, I might have another photo. Hang on, let me see if

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00:11:02.040 --> 00:11:04.830

mtarzian: I do, I do have another photo. Hang on, let me let me share

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00:11:05.490 --> 00:11:16.650

mtarzian: My screen with you can see there's a picture of the I took a picture of the actual blush. I should have put it here. If I took a picture of it was hard. I didn't, I didn't want to cuddle screen in the front pages which one cycle. I'll share this

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00:11:25.080 --> 00:11:29.340

mtarzian: Okay. All right. Tell me if you guys can see the photos changing

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00:11:31.710 --> 00:11:32.130

Changing

121

00:11:33.960 --> 00:11:35.490

Adam Kaufman: Didn't come up yet, and her

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00:11:39.930 --> 00:11:41.100

Adam Kaufman: Comment there yes now.

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00:11:41.820 --> 00:11:48.810

mtarzian: Okay, alright. So, this is the photo that you guys saw from before. So this is if we go back this way.

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00:11:48.990 --> 00:11:51.810

mtarzian: Okay, this is exactly we're going to map the inverse

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00:11:51.810 --> 00:11:53.370

Christopher Carthy: Right. Okay. Okay.

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00:11:53.610 --> 00:11:56.880

mtarzian: And then basically the pipe goes down into here.

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00:11:58.140 --> 00:12:00.240

mtarzian: Is about a foot and a half long trench.

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00:12:00.420 --> 00:12:01.920

mtarzian: It goes from here to here. That's all I

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00:12:02.550 --> 00:12:05.010

mtarzian: Can see it in there and then we tap into the transformer here.

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00:12:05.010 --> 00:12:07.830

Christopher Carthy: So okay, so you pulling that tree out

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00:12:10.140 --> 00:12:12.690

mtarzian: We don't have any plans on pulling the tree. I know we're

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00:12:12.870 --> 00:12:13.920

mtarzian: Going to put the inverse behind

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00:12:14.100 --> 00:12:15.390

Christopher Carthy: You can get them in behind it.

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00:12:15.780 --> 00:12:20.910

mtarzian: Yeah yeah we do all the time. We also. I mean, we do a lot of other things we

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00:12:21.090 --> 00:12:24.240

mtarzian: I mean, we've we've painted condos and stuff. If you want to

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00:12:25.110 --> 00:12:27.900

Christopher Carthy: Do they ever need to be service those inverters.

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00:12:29.220 --> 00:12:44.880

mtarzian: Um, but, so the servicing is relatively easy. It's all done through an absence nothing actually on the screen. And if the only thing we'd be doing service wise is taking them off the the plates and

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00:12:45.390 --> 00:12:55.740

mtarzian: Replacing them. So we might train the bush, maybe. Or, or, I don't know if we talked to the foreman. This is where the master electrician said he wanted to put it

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00:12:56.310 --> 00:13:04.290

mtarzian: So maybe he's planning on trimming the tree or when I, when we were there. There's also pictures kind of hard to see, but there's actually quite a bit of space behind there.

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00:13:04.380 --> 00:13:07.230

mtarzian: Is almost like a foot and a half of space back so

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00:13:07.740 --> 00:13:09.390

mtarzian: So kind of squeeze in, and

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00:13:10.140 --> 00:13:10.620

mtarzian: Kind of just

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00:13:11.130 --> 00:13:21.150

Christopher Carthy: Want to put out there that if necessary. If you guys are gonna pull this tree out in order to install them that you plan something equivalent and size that coming into the

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00:13:23.370 --> 00:13:24.090

Christopher Carthy: ground cover.

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00:13:24.630 --> 00:13:34.500

mtarzian: Yeah, that's fine. I think that the owner we'd have to talk to the owner about that too. Maybe he maybe he wanted better plant even because if we put an even bigger plans here.

146

00:13:34.860 --> 00:13:43.350

mtarzian: It's it's it's it's all the better for the inverse because they don't really like being in the sun, and even other not really in the southern and most of them, and he's facing roof.

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00:13:44.160 --> 00:13:49.380

mtarzian: Anything we can do to shape them is always good. So, I mean, if, if we slide behind, things like that a lot.

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00:13:49.770 --> 00:14:01.020

mtarzian: And if they need to open up those DC disconnects. Well, what do you see this connects going to be over here. One DC disconnects going to be over here and then one will be kind of right right in the middle.

149

00:14:01.320 --> 00:14:09.870

mtarzian: So he not that pretty bad luck with the middle inverter needs like a string or something checked and if he dies, he's just going to be in a little bit of a push for probably like 10 or 15

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00:14:14.250 --> 00:14:15.780

Christopher Carthy: Okay, I have nothing else to add,

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00:14:17.280 --> 00:14:17.970

Adam Kaufman: All right, well, if

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00:14:18.720 --> 00:14:23.850

Adam Kaufman: If no one else on the board has, it has any other comments, then we can schedule the

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00:14:24.570 --> 00:14:26.490

Christopher Carthy: Next meeting, I have one more comment.

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00:14:26.730 --> 00:14:34.770

Christopher Carthy: When you run your trench, are you running a trench from right in front of the AC. But you said you're not you're wanting it along occur more or less. Is that correct,

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00:14:35.610 --> 00:14:42.960

mtarzian: Yeah, so I we're gonna have to determine exactly what the until he wants. I had a conversation are actually very productive conversation with them today.

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00:14:43.500 --> 00:14:54.030

mtarzian: Since the projects and Caesar study they there's a bunch of GS F. We got a year. So the treasure has to call the town and make sure there's no lines underneath here.

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00:14:54.930 --> 00:15:02.190

mtarzian: And then the con and people had a pretty good conversation with me. They're almost positive that the line right here is wide open.

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00:15:02.400 --> 00:15:12.540

mtarzian: And then basically as you move over here. There's a line over here. So as long as our line is not on the left, we should be fine. We should have to come right underneath that

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00:15:15.720 --> 00:15:24.960

Jim Jensen: I just had a couple smoke just questions. So I noticed is 177 kilowatts is what your kWh is what this will generate when it's running.

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00:15:25.770 --> 00:15:30.150

Jim Jensen: Yes. Just curious, but is that what percentage of the of the buildings.

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00:15:30.180 --> 00:15:31.500

Jim Jensen: electrical consumption is that

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00:15:33.870 --> 00:15:37.320

mtarzian: It's a good question. So we are

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00:15:38.910 --> 00:15:45.630

mtarzian: So this is a community solar project. So they're not going to very likely use a lot of the electricity.

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00:15:46.710 --> 00:15:53.310

mtarzian: Basically kind of wants the power office building to power residents around the area.

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00:15:55.170 --> 00:15:57.360

Jim Jensen: Really, I wasn't aware that I missed that.

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00:15:57.810 --> 00:16:01.020

mtarzian: Oh yeah, it's, it's

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00:16:02.070 --> 00:16:12.060

mtarzian: It's kind of a new program. They've been doing pretty solid for a couple years now pursuing Con Edison. It's extremely popular. And the reason why is because Con Edison gives extra incentives for doing it.

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00:16:12.570 --> 00:16:22.950

mtarzian: I'm meeting that they will pay this owner of this building more money to give the power to them versus using it themselves. Hmm.

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00:16:24.030 --> 00:16:28.230

mtarzian: It's mainly because I can kind of go into that a little bit. I mean, if anyone's curious.

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00:16:28.920 --> 00:16:35.610

mtarzian: It's mainly because the amount of money they charge them for electricity is a lot less than what they charge the homeowners next door.

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00:16:36.180 --> 00:16:44.070

mtarzian: So they might charge these guys 12 cents a kilowatt hour and they might charge the resident next door 2526 cents a kilowatt hour

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00:16:44.460 --> 00:16:51.390

mtarzian: And so since this solar system is producing electricity at like six or seven cents a kilowatt hour

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00:16:51.990 --> 00:17:07.740

mtarzian: Basically, he can offset even 12 cents an hour or they give them an additional kickback they'll say, hey, look. We'll pay you 13 or

14 cents a kilowatt hour if you'd let us have it to give to our residents. So they making they end up making more money on it and

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00:17:08.940 --> 00:17:16.860

mtarzian: Yeah, so a lot of people in the Con Edison territory kind of go down this community solar path. So even though will be sharing the same lines.

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00:17:17.910 --> 00:17:22.740

mtarzian: So I'm still showing these pitches, even though will be sharing the same lines as this transformer

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00:17:23.010 --> 00:17:25.080

mtarzian: We're going in from the bottom because there's an

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00:17:25.170 --> 00:17:43.320

mtarzian: Open switch right here. So there's a switch right here where the wires are basically coming into the transformer. There's another switch right here. That's why open for the community solar to come in. So, we will not be sharing that meter that meter will have no idea what's going on.

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00:17:44.340 --> 00:17:57.030

mtarzian: Now obviously electricity use and back, intelligent, it doesn't really know where it's going. But the way Con Edison credits them basically is more money if they install a new what's called a new service. So there will be a meter to on here.

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00:17:58.800 --> 00:18:03.420

mtarzian: I don't know where they're going to install. It's completely up to them. They might put it like right here or something.

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00:18:05.310 --> 00:18:10.620

Jim Jensen: Oh, that's interesting. I wasn't aware of that. Christopher that this was a community project. Yeah.

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00:18:11.670 --> 00:18:11.940

Just

182

00:18:13.410 --> 00:18:16.950

Adam Kaufman: permitted in town. There's no issue at

183

00:18:17.430 --> 00:18:20.520

Jim Jensen: All. No, I was not, you know, I was suggesting as a good thing. Almost like like

184

00:18:20.970 --> 00:18:22.080

Jim Jensen: A micro grid or some

185

00:18:23.460 --> 00:18:28.680

Jim Jensen: Of offsetting is that so appreciate context for the size is there from the

186

00:18:29.850 --> 00:18:35.490

Jim Jensen: Roof appears to be flat, but without close any glare or anything on any of that the property behind it.

187

00:18:36.270 --> 00:18:48.450

mtarzian: Not know so if anything, the glare will reduce. And the reason for that is because, well, here we've got some pictures. This is white. So it's extremely reflective

188

00:18:48.870 --> 00:19:06.150

mtarzian: And the panels. They absorb any radiation that hits them. So from an outsider, the pedals appear to be completely black. And the reason why is because they're absorbing that way if they were reflecting the light the panel would be extremely inefficient so

189

00:19:07.650 --> 00:19:21.510

mtarzian: Basically the science, the scientists and engineers with the solar companies they dedicate their entire lives to making sure no light ever escape so so it's like looking into a black hole. Like, you can see the light kind of going into it. But then you don't

190

00:19:21.510 --> 00:19:30.720

mtarzian: See any of the light coming out of it. So if anything since this is a white roof, it'll reduce the globe, and even if it was a blackberry BlackBerry still reflect more than a panel.

191

00:19:31.710 --> 00:19:36.150

Adam Kaufman: That property that is closest to this is a contract.

192

00:19:36.690 --> 00:19:39.330

Christopher Carthy: But it's a construction or a Mac and stuff like that.

193

00:19:39.570 --> 00:19:40.440

Jim Jensen: Okay, yeah.

194

00:19:42.690 --> 00:19:42.990

mtarzian: Yeah.

195

00:19:44.220 --> 00:19:44.580

Jim Jensen: Okay.

196

00:19:46.290 --> 00:19:49.620

mtarzian: Yeah. Yes. Yeah, he's right. It is a construction here.

197

00:19:50.700 --> 00:19:54.690

mtarzian: Yeah, and it's, yeah, it's a construction site. There's also trees blocking it

198

00:19:56.700 --> 00:19:57.180

I can

199

00:19:59.970 --> 00:20:03.180

mtarzian: I don't know how to use this app. You guys are way more advanced than me.

200

00:20:06.240 --> 00:20:12.780

mtarzian: I'm trying to figure out how to share or stop sharing my screen rather

201

00:20:14.190 --> 00:20:15.750

mtarzian: And share something new.

202

00:20:16.410 --> 00:20:22.710

Adam Kaufman: On the top, you'll see a green bar and there'll be a red, red icon to stop sharing

203

00:20:24.030 --> 00:20:24.780

mtarzian: Aaron is

204

00:20:27.690 --> 00:20:31.920

mtarzian: Oh boy, how it's really something I was getting very confused about.

205

00:20:33.330 --> 00:20:34.950

mtarzian: Let's see. Yeah, so

206

00:20:35.040 --> 00:20:37.230

mtarzian: This is, I think what he's talking about this can

207

00:20:37.260 --> 00:20:38.700

mtarzian: This is a guest structuring your here.

208

00:20:39.030 --> 00:20:40.890

mtarzian: Also these trees are going to block any

209

00:20:40.890 --> 00:20:48.000

mtarzian: View from this way. Anyway, I think the only place you probably go to see the panels actually down the street right here.

210

00:20:49.380 --> 00:20:54.720

mtarzian: Where spades lane if someone's driving past year and they get past these trees.

211

00:20:54.780 --> 00:20:55.050

Jim Jensen: Right.

212

00:20:55.140 --> 00:21:02.040

mtarzian: They might see it from a vertical angle but they're pretty nice flushed to the to the to the roof.

213

00:21:02.910 --> 00:21:05.700

mtarzian: We have to do that because otherwise the

214

00:21:05.850 --> 00:21:08.520

mtarzian: Wind will basically get underneath them and rip them up.

215

00:21:08.760 --> 00:21:08.970

Right.

216

00:21:10.170 --> 00:21:11.730

Adam Kaufman: At their construction York

217

00:21:11.970 --> 00:21:15.330

Christopher Carthy: It's practically zero residential traffic there. Yeah.

218

00:21:16.380 --> 00:21:17.130

mtarzian: Yeah.

219

00:21:17.220 --> 00:21:17.970

mtarzian: Yeah, I guess.

220

00:21:19.980 --> 00:21:25.200

Jim Jensen: Is it worth of for the next it'd be great to be able to capture just for the for the town.

221

00:21:26.220 --> 00:21:30.000

Jim Jensen: What the, you know, how many equivalent homes. This will will

222

00:21:30.150 --> 00:21:32.580

mtarzian: Oh, that's easy. It's about 17

223

00:21:32.850 --> 00:21:37.950

mtarzian: As well, probably about maybe more. Maybe it's between 70 it's probably between 15 and 14

224

00:21:38.280 --> 00:21:41.010

mtarzian: It depends on how much electricity you guys use over there.

225

00:21:42.090 --> 00:21:44.250

mtarzian: But yeah, I'd say 15 to 40 it's probably

226

00:21:44.820 --> 00:21:46.380

Christopher Carthy: Not doing the front as well.

227

00:21:49.020 --> 00:21:56.010

mtarzian: Um, it's a good question. I think when this project was originally assigned

228

00:21:57.750 --> 00:21:59.280

mtarzian: There might have been some

229

00:21:59.340 --> 00:22:00.450

Drawbacks from it.

230

00:22:01.470 --> 00:22:02.700

mtarzian: There's, there's some

231

00:22:03.870 --> 00:22:10.050

mtarzian: There's a few misconceptions in our industry that panels going in and North direction won't produce as well.

232

00:22:11.820 --> 00:22:22.170

mtarzian: That is obviously incorrect. But, and there's like huge ways to make it work. But a lot of times, the people who put these deals together are

233

00:22:22.650 --> 00:22:30.810

mtarzian: More like sales people in finance people not engineers. And so this stuff happens. So the salesperson developer

234

00:22:31.200 --> 00:22:44.190

mtarzian: Right sends it to me and then right I build it and then I might mention to them, hey, by the way, you could have used this whole northeast part and then they go on day, you know, but they're already signed up the contracts and everything else.

235

00:22:45.960 --> 00:22:47.190

mtarzian: So they just miss out on it.

236

00:22:47.790 --> 00:22:58.500

mtarzian: But yeah, I think we could have easily use the northeast part of this building as well. Maybe he was worried about the town. I don't know that the building under seems to I think he knows you guys, I'm pretty sure

237

00:22:58.800 --> 00:23:04.230

mtarzian: He seemed like he was very close with you all. I don't know when I was talking to him briefly. He was like, oh yeah like I think he's

238

00:23:05.670 --> 00:23:08.760

mtarzian: I mean you guys probably know. I think he likes this tagline.

239

00:23:09.210 --> 00:23:10.830

Christopher Carthy: All right, well, we're glad to hear that.

240

00:23:13.410 --> 00:23:16.770

Christopher Carthy: So that's I think that wraps up that presentation.

241

00:23:18.780 --> 00:23:22.290

Christopher Carthy: We have a draft resolution, but we can act on it tonight so

242

00:23:23.580 --> 00:23:23.940

Adam Kaufman: Any

243

00:23:24.120 --> 00:23:27.090

Christopher Carthy: Board members or anything else you want to send them away thinking about

244

00:23:28.530 --> 00:23:33.450

Jim Jensen: on on the on the resolution is it now. Is it

245

00:23:34.800 --> 00:23:43.380

Jim Jensen: Now that there's going to be another party that's going to have to have access to this regularly like it says counted. Is that need to be adopted into the resolution.

246

00:23:44.010 --> 00:24:00.420

Jim Jensen: I'm thinking of like a, you know, we have those boxes those key boxes at the fire department has access to, um, does that because there's now a third party that's going to be it's it's a public utility a benefit. Does that need to be mentioned in the resolution that they need to be.

247

00:24:01.620 --> 00:24:04.620

Jim Jensen: An agreement, a memorandum, or is that just between those two separate parties.

248

00:24:05.640 --> 00:24:06.330

Adam Kaufman: Rolling

249

00:24:08.100 --> 00:24:12.390

Roland Baroni: I don't think there's any crossover. I don't think we have to be involved in that. Okay.

250

00:24:14.520 --> 00:24:15.570

Jim Jensen: Got it, okay.

251

00:24:16.650 --> 00:24:17.520

Jim Jensen: Thanks for clarifying.

252

00:24:19.170 --> 00:24:23.040

Christopher Carthy: Thank you Jim. Okay, so we'll send you on your way.

253

00:24:24.210 --> 00:24:27.330

mtarzian: Okay, I'm sorry. One question I have.

254

00:24:28.140 --> 00:24:31.260

mtarzian: The next meeting. I don't. Sorry, I don't know how the

255

00:24:31.710 --> 00:24:41.910

mtarzian: Board works or whatnot. So I guess someone will somebody do something on next steps are like, I just don't know why it's why need to do anything or

256

00:24:42.270 --> 00:24:47.640

Adam Kaufman: No will have Valerie the planning board secretary reach out to you with the public notice

257

00:24:48.630 --> 00:25:03.420

Adam Kaufman: And then, you know, we'll schedule that date. And then at that point we'll be hearing. We'll see if there's any public comment will evaluate that public comment and then potentially adopt to address resolution at that meeting.

258

00:25:03.840 --> 00:25:04.110

Christopher Carthy: Time.

259

00:25:04.290 --> 00:25:07.230

mtarzian: And I don't have to be there for that. I guess you don't

260

00:25:08.010 --> 00:25:11.130

Adam Kaufman: Do, but it might be a good idea in case the public does have a question.

261

00:25:11.610 --> 00:25:15.510

mtarzian: Okay. All right. So you guys will give me the date I can jump on that call. Yes, I

262

00:25:15.930 --> 00:25:17.460

Valerie B Desimone: Will send that out in the morning.

263

00:25:18.900 --> 00:25:19.500

mtarzian: Fantastic.

264

00:25:20.520 --> 00:25:20.910

Adam Kaufman: Okay.

265

00:25:21.570 --> 00:25:22.920

mtarzian: Thanks everyone for seniors.

266

00:25:22.920 --> 00:25:25.620

mtarzian: on such short notice. Thank you value from your all the coordination.

267

00:25:29.580 --> 00:25:31.740

Christopher Carthy: So they can really good project. Congratulations.

268

00:25:33.360 --> 00:25:33.960

mtarzian: Oh, thank you.

269

00:25:34.710 --> 00:25:35.460

Christopher Carthy: Goodnight.

270

00:25:35.640 --> 00:25:36.510

mtarzian: talk soon, guys.

271

00:25:41.370 --> 00:25:42.120

Christopher Carthy: Still frozen.

272

00:25:42.780 --> 00:25:45.060

Adam Kaufman: I you are frozen. Yeah.

273

00:25:45.420 --> 00:25:46.200

Christopher Carthy: So weird.

274

00:25:46.740 --> 00:25:47.100

Yeah.

275

00:25:48.390 --> 00:25:50.880

Christopher Carthy: Oh no, I don't get it anyway.

276

00:25:52.230 --> 00:25:55.710

Christopher Carthy: OK, the next application before us is 375 Main Street.

277

00:26:12.810 --> 00:26:15.030

Valerie B Desimone: People for Adam to lead into this meeting.

278

00:26:15.360 --> 00:26:22.110

Adam Kaufman: I don't think they all showed up, but I think everyone who's here is on right now. Right. We'll have everyone

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00:26:22.560 --> 00:26:23.430

Leo Napior: Yes, I think.

280

00:26:25.020 --> 00:26:31.590

Leo Napior: That was a bigger list and we needed and it'll just be still Frank and Danny. DANNY was skipping all right then.

281

00:26:32.130 --> 00:26:33.630

Danny Porco: That's correct, yes. Okay.

282

00:26:34.110 --> 00:26:35.730

Leo Napior: Yeah. Give me one else the night off at him.

283

00:26:38.010 --> 00:26:38.580

Leo Napior: Um,

284

00:26:38.700 --> 00:26:39.570

Leo Napior: How's it going everybody

285

00:26:40.740 --> 00:26:41.160

Christopher Carthy: Who will

286

00:26:42.420 --> 00:26:53.190

Leo Napior: Win. Okay, so I know it's it's been some time since we were last before you hopefully the board members, what this project is about. But it's at 375 Main Street. This is redoing the shell station.

287

00:26:54.780 --> 00:27:05.610

Leo Napior: We disappeared for a while, but it was with good cause we were speaking to our neighbors, taking a look at our plans. I'm meeting with Joe try and try to address as many comments as we could, but

288

00:27:06.960 --> 00:27:12.930

Leo Napior: I'll give you the pictures summary. Maybe I could share screen item that makes the most sense.

289

00:27:12.990 --> 00:27:13.800

Adam Kaufman: Yeah, sure.

290

00:27:22.290 --> 00:27:25.830

Leo Napior: Okay, so that's our site plan that's existing conditions.

291

00:27:27.030 --> 00:27:39.150

Leo Napior: Proposed conditions are shown here so few changes we have picked up the existing encroachments with the neighboring pizzeria parcel.

292

00:27:39.690 --> 00:27:53.970

Leo Napior: Some of those will be removed some of those we have agreed to allow the the neighbor to maintain and I know and Adams number there was some commentary on that. But perhaps like I just finished walking through the site plan changes and then we can circle back on specific comments.

293

00:27:56.310 --> 00:28:02.370

Leo Napior: We have an agreement in principle with the neighbors will allow certain encroachments to remain other other portions are going to be removed.

294

00:28:03.330 --> 00:28:13.320

Leo Napior: The site layout generally remains the same. The we changed our proposal. This used to be a full set of the northerly curb cut on Main Street used to be a full

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00:28:14.520 --> 00:28:22.410

Leo Napior: Service ingress, egress cut. We now have changed our plans to be limit this to Ingress only

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00:28:23.910 --> 00:28:28.170

Leo Napior: The board traffic consultant FP Clark had suggested limiting this to

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00:28:29.490 --> 00:28:37.740

Leo Napior: Ingress them and right turns out when we took it a step further, just based on kind of the site layout in our conversations with do Tina great tool and adjust to Ingress only

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00:28:39.330 --> 00:28:51.630

Leo Napior: The sidewalk design has also been tweaked to soften the edge of the radius on the curb, as well as to show them were kind of generically showing now a new crosswalk.

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00:28:52.200 --> 00:29:02.940

Leo Napior: The existing crosswalk is actually set somewhat off of the intersection at the time these plans were being finalized. We didn't have all the survey data to show ramps and

300

00:29:04.230 --> 00:29:17.370

Leo Napior: Curb heights and things like that, that all is now in and Frank and speak to that, but we are in contact with the OT and working on plans to meet all those standards and get an updated plan put together so that will be part of our final proposed package.

301

00:29:20.220 --> 00:29:29.400

Leo Napior: Lastly, we have spoken to the neighbor behind this this this parcel is kind of a large parcel it extends out to the south and then off to the

302

00:29:29.460 --> 00:29:38.910

Leo Napior: West this portion of it is kind of no man's land as far as the neighbors concerned because it's on the opposite side of the brook of the or the stream as the rest of their development.

303

00:29:39.510 --> 00:29:55.530

Leo Napior: They have allowed us to agree to allow us to remove the existing fence that's showing roughly in this light gray line there, and to install some landscaping behind our building, which is set on the property line, but will act as further screenings to the back edge of the building.

304

00:29:58.200 --> 00:29:59.460

Leo Napior: And I think that

305

00:30:00.480 --> 00:30:03.240

Leo Napior: Covers the majority of our site plan changes.

306

00:30:05.820 --> 00:30:13.920

Leo Napior: There were Adam and Joe both issued memos, which we can go through, I can go through those line by line, or I don't know if there's

307

00:30:13.950 --> 00:30:19.770

Adam Kaufman: There's questions we need to do that, you know, I think my goal is to

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00:30:20.370 --> 00:30:29.430

Adam Kaufman: Get some confirmation from the planning board about the placement of the buildings and the canopies right we got that comment from the town board saying

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00:30:29.880 --> 00:30:38.490

Adam Kaufman: Planning Board. Take a close look at this and we have a lot of other things that are in the memo that are really predicated

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00:30:38.970 --> 00:30:50.940

Adam Kaufman: On on knowing whether or not the planning board is comfortable with, with the basics of the site plan. So if the planning board can confirm that they're okay with the building placement and the

311

00:30:51.300 --> 00:31:03.120

Adam Kaufman: Pump and canopy placement, then some of these other things that are in the memo can be can be worked out. So for instance, the applicant needs to go to the IRB and the conservation board and get those comments and incorporate those

312

00:31:03.450 --> 00:31:12.420

Adam Kaufman: Into into the site plan, but we don't want to send them down that road. If the planning board is still working with these base elements.

313

00:31:13.830 --> 00:31:21.570

Leo Napior: Sure. So before turning it over to the board. I guess I can speak briefly on those. We did take a look at the location of the building and the canopy.

314

00:31:22.890 --> 00:31:30.720

Leo Napior: The site layout be because the the site is tight, that the site layout is kind of what we felt was the best layout.

315

00:31:31.230 --> 00:31:44.460

Leo Napior: Due to the regular property line on this side. If we were to flip the building to the side of the property, it would be tricky to work, something that fit into either a corner and respected the other setbacks, so did not

316

00:31:45.600 --> 00:31:51.690

Leo Napior: Again respect what the neighboring pizzeria has done in and outside the building that essentially creates a slim alley.

317

00:31:53.160 --> 00:31:58.380

Leo Napior: To their building and still has turning radius and Carmen over ability for

318

00:31:59.460 --> 00:32:12.300

Leo Napior: What is a modest two pumps the canopy and I know this was raised both in Adams model as well as Joe's that the canopy, the pumps the pumps are 15 feet off the property line will will get the engineer to show that dimension.

319

00:32:12.840 --> 00:32:21.060

Leo Napior: It canopies eight feet off the property line. That's a permitted encroachment and I have confirmed that with Robin, a little I can get that verification in our next edition.

320

00:32:21.990 --> 00:32:35.040

Leo Napior: Essentially, there was a zoning board determination, some years back on the property across the street, actually, as to how to interpret canopies under the zoning code in there to be treated as equals, and I don't need to board. The board with that but

321

00:32:36.420 --> 00:32:39.720

Leo Napior: Our site as far as its laid out is only compliant from that respect.

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00:32:41.940 --> 00:32:53.070

Leo Napior: Got one other point adamant. I believe the town board concern over the design of the building and the sighting of it when this was initially referred to them. Our reader facade was just kind of a blank wall. So that was

323

00:32:53.880 --> 00:33:02.640

Leo Napior: One of the things that they have raised, is that really appropriate. So we have is the board may recall, and I think that this hasn't changed much since our last meeting, but we have

324

00:33:03.120 --> 00:33:11.040

Leo Napior: presented some architectural treatment on the rear facade. And in addition, we have now received permission from the neighbor behind us to

325

00:33:11.520 --> 00:33:23.910

Leo Napior: Post some landscaping along this wall which will further break up and sunscreen upside from the public as they travel northbound on Main Street, and then this is the facade that's facing Main Street. So that also has some architectural elements to it.

326

00:33:25.770 --> 00:33:26.070

Great.

327

00:33:32.010 --> 00:33:44.940

Christopher Carthy: Well, I mean, I have some comments and questions, and I'm sure Larry and and and Jim might as well. So I, are you done. Would you like the board to chime in. Now, or do you want to do something else you want to

328

00:33:45.180 --> 00:33:46.740

Leo Napior: Know, I'm happy to

329

00:33:48.540 --> 00:33:52.170

Leo Napior: Listen to the board discussed. You want me to stop sharing their. I mean, that makes things easier.

330

00:33:52.410 --> 00:33:53.700

Christopher Carthy: Oh, let's see.

331

00:33:54.810 --> 00:33:56.640

Leo Napior: I can bring up back up the plans if needed day

332

00:33:56.940 --> 00:34:02.040

Christopher Carthy: Thank you Jim before, before I go, do you want to add first

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00:34:02.460 --> 00:34:03.870

Jim Jensen: You can go first. Christopher and

334

00:34:04.980 --> 00:34:06.270

Christopher Carthy: Maybe you want to say first

335

00:34:07.260 --> 00:34:08.610

Larry Ruisi: I'm sure the

336

00:34:09.990 --> 00:34:23.160

Larry Ruisi: When you, when you look at this site as to what's proposed and currently what exist. I think we would all conclude it's certainly an improvement, you know, starting with

337

00:34:24.180 --> 00:34:32.130

Larry Ruisi: The back of the building. If you were to take that perspective now from, you know, if you were driving into town and looking at that.

338

00:34:32.610 --> 00:34:44.100

Larry Ruisi: You know, there's a soul fan, she can see you can see partially into the pizzeria and whatever. And I think, you know, putting putting a building there with some architectural details.

339

00:34:44.580 --> 00:34:54.540

Larry Ruisi: And the screening is going to be an improvement, especially coming into town because people will see this as, as they drive into town.

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00:34:55.050 --> 00:35:04.380

Larry Ruisi: I tend to agree with the placement of the building because I think if you put it elsewhere on the site. I think the applicants position is valid, that it

341

00:35:04.920 --> 00:35:18.330

Larry Ruisi: I don't see how it really works. What helps me there is what they've done to the elevation on the main street side of the building is they've given it enough detail that it's almost like a I would call

342

00:35:18.840 --> 00:35:34.740

Larry Ruisi: Perhaps a wrap around front of the building. In other words, they taking the archery archery architectural detail from the front of the building. They're carrying that design around to that to that side of the building. So once again, aesthetically, I think it works.

343

00:35:35.790 --> 00:35:56.490

Larry Ruisi: You know I defer to Joe, you know, an atom on, you know, the egress and getting in and out as far as whether it technically meets code. But, you know, from what I can see from the drawing and obviously our own experience as we drive in and enter that gas station. This all seems to be

344

00:35:57.510 --> 00:35:58.410

Larry Ruisi: A positive

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00:35:59.490 --> 00:36:02.010

Larry Ruisi: Impact then a welcome change.

346

00:36:05.910 --> 00:36:06.660

Christopher Carthy: Angular.

347

00:36:09.030 --> 00:36:13.500

Christopher Carthy: No, I agree with Larry in but I'm not

348

00:36:15.420 --> 00:36:24.630

Christopher Carthy: But I think we can still do better and I have some questions for you that perhaps we can discuss with commits

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00:36:27.090 --> 00:36:31.050

Christopher Carthy: You know, one of the questions that came up that the planning board needs to think about is

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00:36:31.260 --> 00:36:41.760

Christopher Carthy: The number of parking spaces that are on the lot. We talked last time about whether or not so young spaces that are in the stalls and the part in the gasoline stalls can count.

351

00:36:42.090 --> 00:36:53.280

Christopher Carthy: As parking spaces and you know I been doing this mini Chris carthy study every time I go to a gas station and looking around and seeing what people do and

352

00:36:53.910 --> 00:37:07.020

Christopher Carthy: You know, I have to say that looking at this lot of constraints, etc. It seems reasonable to me the way they're doing the parking lot count to permit the parking spaces that are in this of the

353

00:37:08.190 --> 00:37:09.870

Christopher Carthy: Islands are in the stalls.

354

00:37:11.460 --> 00:37:20.940

Christopher Carthy: To be counted as parking spaces. I think it's true that people do Park run inside get their coffee and then come back out, something like that. So I just want to let you know I'm okay with that.

355

00:37:24.660 --> 00:37:35.820

Christopher Carthy: I am I was looking at the plan without even reading any memos. I was just looking at the plan, setting the plan, getting a feel for the traffic flow.

356

00:37:36.210 --> 00:37:47.130

Christopher Carthy: Without reading Joe's memos or Adams memos and just thinking out loud to myself and the one question that kept coming to me is why do we need three curb cuts on this property.

357

00:37:47.970 --> 00:38:02.100

Christopher Carthy: It strikes me as a lot of curb cut for a small station and it also strikes me that it's an awkward corner where people sometimes make a right. And then all of a sudden people pulling in

358

00:38:03.030 --> 00:38:15.150

Christopher Carthy: It would be, I would like to at least discuss why we can have to curb cuts on the law as opposed to three curb cuts. That's something I'd like to discuss then

359

00:38:19.800 --> 00:38:37.470

Christopher Carthy: The other thing I'd like to talk about is I think I actually spoke to debit card dial from into wire as well. And I wanted. I thought she was very gracious and I'm glad that she's giving you full permission to take out of that fence. And I think that's a huge improvement.

360

00:38:40.950 --> 00:38:49.320

Christopher Carthy: I wanted to talk to you about your landscape plan there too. I didn't see the landscape plan. It was the landscape plan prepared by registered landscape architect.

361

00:38:50.580 --> 00:38:54.150

Leo Napior: I was prepared by our civil engineer.

362

00:38:55.110 --> 00:39:05.280

Christopher Carthy: Yeah, that's fine. I mean, what I'm getting at is, I think it would would pay for you to consider a landscape architect there from the point of view that

363

00:39:06.390 --> 00:39:14.160

Christopher Carthy: Because you're creating this full front and you're putting some money into building that phone front of the building and to the

364

00:39:14.610 --> 00:39:28.740

Christopher Carthy: Town boards credit they were concerned about the appearance of that building. I want to maintain that illusion of a full front and not buried under a bunch of our above it. So,

365

00:39:29.100 --> 00:39:32.010

Leo Napior: They're kind of understood and we can talk about doing something

366

00:39:32.010 --> 00:39:40.590

Christopher Carthy: That I'd like to see something that that you know you've got this low planting are proposed in the corners, because we don't want them to grow too high.

367

00:39:40.860 --> 00:39:56.220

Christopher Carthy: So that you don't block the line of sight on the other side of the building that we can come around and put some landscaping in the front of the building that accentuates the front that would be typical to a front of a building that would be something to consider. Okay.

368

00:39:57.150 --> 00:39:57.720

Understood.

369

00:40:02.490 --> 00:40:19.020

Christopher Carthy: And then of course there were the other things on there like removing the vacuum and stuff like that which we can talk about. But I guess the I wouldn't like to hear your comments about the concept of to curb cuts versus three curb cuts. And does anyone else have an opinion on that.

370

00:40:21.780 --> 00:40:23.370

Jim Jensen: I think I saw that

371

00:40:24.540 --> 00:40:33.570

Jim Jensen: I know that Joe did make a comment button later the curb cuts. He wanted to see it just a, a one hoovering I don't recall what intersection. That was or what

372

00:40:34.830 --> 00:40:42.630

Joe Cermele: Yeah, the comment was regarding the fuel delivery way the plan shows it now it's northbound on Main Street into the site.

373

00:40:43.080 --> 00:40:57.210

Joe Cermele: And then exiting on Ken turning right and then left continuing north on Main Street, we thought it would make sense to see that movement, making a right at that intersection in the event that that same truck travels south on Main back to say

374

00:41:00.210 --> 00:41:05.910

Joe Cermele: Just to be able to make sure and confirm that that swing is is doable, as opposed to having that traveler go through town.

375

00:41:07.170 --> 00:41:11.520

Adam Kaufman: And my comment really focused on what Christopher was was saying.

376

00:41:13.110 --> 00:41:15.660

Adam Kaufman: Send this to be Clark didn't have any

377

00:41:17.850 --> 00:41:25.470

Adam Kaufman: Specific concerns on the number of cars, but I was thinking it in much the same way, Christopher was is via visiting the site.

378

00:41:26.160 --> 00:41:34.560

Adam Kaufman: How am I going to interact and with cars coming in potentially three different ways. It's not a big site and it can become confusing.

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00:41:34.800 --> 00:41:50.880

Adam Kaufman: So my my theory was well if you have a one way circulation pattern you're reducing the potential for conflict and that's that's really where I was born, and it's, you know, this is a debatable point. I'm sure the applicant has some some feelings on this as well.

380

00:41:52.260 --> 00:42:00.330

Leo Napior: So I think Frank. Frank can probably speak to that Adam I think just generally and I could go back to sharing the screen here.

381

00:42:01.980 --> 00:42:03.210

Leo Napior: Frank needs that as well.

382

00:42:04.530 --> 00:42:12.090

Leo Napior: But when we drop it down to two dispensers. There really is limited fueling positions on site. So, allowing

383

00:42:12.780 --> 00:42:22.290

Leo Napior: motorists, the ability to come into the site from whatever side they need to come in from in order to get to their gas tank, as opposed to closing up this curb cut

384

00:42:22.770 --> 00:42:37.740

Leo Napior: And creating a one way traffic where if there's a vehicle here and there's a vehicle here and you're trying to get to the gas pump you wind up having to come around and then make a broken you turn back out of the camp. Please curb cut and and pull back into the pump and avoid all these

385

00:42:39.000 --> 00:42:50.610

Leo Napior: Kind of somewhat chaotic maneuvers would be a benefit to our site and our customers, but I guess I can turn it over to Frank and Frank. If you need me to pull up anything in particular, just let me know and I'll switch slides.

386

00:42:51.270 --> 00:42:53.940

Frank Filiciotto: Sure, thanks me know if you could, could you just go to

387

00:42:55.290 --> 00:42:58.620

Frank Filiciotto: The site plan and chance on there, I think.

388

00:42:59.520 --> 00:43:03.090

Christopher Carthy: And Frank him some throw one more thing that you just had a curiosity again.

389

00:43:03.660 --> 00:43:13.080

Christopher Carthy: If, if he were to explore and I know you how you probably have explored it but if you want to explore eliminating that that one curb cut the first one I guess closest to the corner.

390

00:43:13.560 --> 00:43:25.560

Christopher Carthy: If you were to explore eliminating that one would that then in fact make your site. Even better, from the point of view that you might be able to position your island or something like that in such a way that it's

391

00:43:26.520 --> 00:43:37.710

Christopher Carthy: more usable from both entrances and gives better access to the store stuff like that that curve could could be forcing your hand a little bit in terms of how you placing the island.

392

00:43:39.330 --> 00:43:46.080

Frank Filiciotto: Good question. And just for the record. Franklin Sholto with great Manning traffic engineer for the project and

393

00:43:46.740 --> 00:43:56.580

Frank Filiciotto: I'll just kind of, it sounds like there were a lot of concerns regarding this are a lot of questions regarding it, I'll try to address each and every one of them. I just want to echo

394

00:43:57.330 --> 00:44:07.560

Frank Filiciotto: Mr. Trump rallies point about the truck circulation paths we will prepare elation that shows the truck, making a right turn from Ken Ted south on Main Street, you don't have any

395

00:44:08.100 --> 00:44:16.710

Frank Filiciotto: Issues doing that. I think it's a sensible thing to do with respect to excuse me, the number of corrupt cops on Main Street and Leo.

396

00:44:17.430 --> 00:44:26.520

Frank Filiciotto: Definitely stole my thunder, a little bit there. When you have a small site with the with a limited number of MTV and there are only

397

00:44:27.330 --> 00:44:40.920

Frank Filiciotto: Two proposal for fueling positions. What happens when when you have that situation is a person entering from the south and I'm just going to annotate a little bit to kind of help everyone here. If you're entering like this.

398

00:44:41.970 --> 00:44:52.470

Frank Filiciotto: You know, because you only have a gas tank on one side of the car that you're immediately limited to only two of the four spaces that face you

399

00:44:53.160 --> 00:45:06.090

Frank Filiciotto: And I'm in this particular site, especially in the morning when you have a very heavy southbound flow that's going to want to perhaps get gas or convenience item and then head XL to connect with either

400

00:45:08.760 --> 00:45:20.250

Frank Filiciotto: The inability to kind of approach the canopy from both directions, could be an inconvenience and this particular site being small would lend itself, potentially, to some

401

00:45:21.180 --> 00:45:41.760

Frank Filiciotto: Unnecessary redundant turning movements on the site that we are trying to eliminate as part of this design. What are the things to consider with this property is that currently currently right now the the northerly curb cut is 40 feet wide. We're reducing that down to 25 feet and with

402

00:45:42.060 --> 00:45:53.250

Frank Filiciotto: The driveway is 50 feet wide and we're reducing that also down to 25 feet and with. So there's a significant reduction in the total width of the curb cut

403

00:45:54.120 --> 00:46:00.210

Frank Filiciotto: Will help pedestrian experience along this path. We are also upgrading this corner.

404

00:46:01.290 --> 00:46:06.360

Frank Filiciotto: With a new ramp in this area where they're currently isn't one. That's a

405

00:46:07.410 --> 00:46:08.490

Frank Filiciotto: paver area.

406

00:46:09.540 --> 00:46:17.970

Frank Filiciotto: For the, for the market that is located on that corner there's no ramp there. Now we're going to be normalizing that corner tying it in with

407

00:46:18.390 --> 00:46:23.130

Frank Filiciotto: This corner and also softening this radius, to the extent we can give them the

408

00:46:24.120 --> 00:46:36.030

Frank Filiciotto: Existing stare. So overall, it is an improvement. Again, this has been a gas station for quite some time. So we're dealing with some existing conditions and try to make try to make it better. The one concern we have

409

00:46:36.480 --> 00:46:47.160

Frank Filiciotto: Is putting 100% of the traffic at this location at the same time, people are trying to access the store may not be the best idea when you can

410

00:46:49.320 --> 00:46:53.700

Frank Filiciotto: Basically approach a canopy from two directions which is common and gas stations.

411

00:46:55.320 --> 00:47:02.940

Frank Filiciotto: It is unusual for gas stations to funnel all of their traffic to one point of ingress and then a separate point of egress

412

00:47:03.630 --> 00:47:19.020

Frank Filiciotto: Finally, I'll just remark that with respect to Kent, you'd have 100% of traffic exiting Kent, which puts 100% of your traffic at this intersection, where there are more pedestrians. They're just more goings on there.

413

00:47:20.040 --> 00:47:24.660

Frank Filiciotto: When we can simply move the exit movement that we know to be busy.

414

00:47:25.770 --> 00:47:28.950

Frank Filiciotto: To this point. Well, south of the intersection separated

415

00:47:30.000 --> 00:47:43.020

Frank Filiciotto: And also being that it's one way away this way, does not really have any approaching traffic on it. So I know it appears that there's three curb cuts but really this. This is really for

416

00:47:43.590 --> 00:47:58.680

Frank Filiciotto: Anyone local in the area as well as the fuel tank to circulate and also if someone did know the area and wanted to return in this path they could without having to go on to Main Street, but it isn't going to be a major source of volume.

417

00:47:59.730 --> 00:48:16.560

Frank Filiciotto: So really what we're looking at is approaching the canopy for really two directions, rather than three. I know that was a lot. So I'm happy to answer any questions. I hope that helped. Kind of shed some light on why we're considering the layout that we have in front of us right now.

418

00:48:16.650 --> 00:48:22.830

Christopher Carthy: Do you run the risk of a head on and I'm being facetious. I don't literally expect them to collide. I hope they have enough sense to stop at some point.

419

00:48:23.130 --> 00:48:33.150

Christopher Carthy: But do you run the risk of ahead on in someone entering from the first curb cut along main street and someone entering from the second curb cut and both swinging into the same island.

420

00:48:34.770 --> 00:48:42.930

Frank Filiciotto: That happens commonly at gas stations and what and I'm not saying that it's going to happen, but that is a common

421

00:48:43.410 --> 00:48:54.150

Frank Filiciotto: Condition and really every gas station around. One of the things we look at is where that point of interaction occurs with respect to the driveway. You don't want that to occur.

422

00:48:55.800 --> 00:49:06.690

Frank Filiciotto: Right next to a curb cut where you could have someone slowing down, and then someone following them in now also has to slow down and now they're the rear of the car is on Main Street, so

423

00:49:07.200 --> 00:49:22.890

Frank Filiciotto: There is good visibility, you definitely know as you're approaching the canopy that you need to slow down. Certainly there is the opportunity for that for that friction to occur, but I think it is pretty commonplace at a gas stations for that to happen.

424

00:49:25.620 --> 00:49:30.150

Frank Filiciotto: And it's not doing anything here that's a violation of anyone's expectations.

425

00:49:35.460 --> 00:49:47.670

Jim Jensen: Christopher. I definitely like the idea of the of the islands in reducing the overall space of that you know it's currently there today. It's a long walk between you feels like you're walking across the driveway.

426

00:49:48.900 --> 00:49:51.330

Jim Jensen: So at least be able to break that up is definitely a benefit.

427

00:49:51.330 --> 00:50:06.270

Jim Jensen: I understand your point. I think I agree if there was a way to perhaps reduce that a little bit further and I don't, I don't know, I kind of understand what the opponent saying a little bit. And I'm wondering though, are you, are you asking are suggesting that you go back and look at a

428

00:50:07.800 --> 00:50:10.080

Jim Jensen: modification to the layout with just

429

00:50:11.460 --> 00:50:14.700

Christopher Carthy: I want to progress and I wanted to hear.

430

00:50:15.270 --> 00:50:23.250

Christopher Carthy: As much as we can. I don't necessarily want to be devil, the process, but I wanted to know understand why.

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00:50:24.270 --> 00:50:35.910

Christopher Carthy: They couldn't work better with to curb cuts. I do appreciate the point that dropping everybody on to Ken place creates another kind of problem to which is now everybody's pulling into that.

432

00:50:37.890 --> 00:50:39.540

Christopher Carthy: Intersection to make a right turn.

433

00:50:41.130 --> 00:50:41.880

Frank Filiciotto: Left.

434

00:50:42.810 --> 00:50:43.770

Christopher Carthy: Turn right

435

00:50:45.780 --> 00:50:46.290

Jim Jensen: And it's

436

00:50:47.550 --> 00:50:55.500

Jim Jensen: And you're looking to what they are today. Did it is, I think, as you said earlier it's this as I pointed out earlier, a significant improvement over before

437

00:50:55.680 --> 00:51:00.060

Jim Jensen: Of course, right. And that meant having some structure to the traffic.

438

00:51:02.910 --> 00:51:07.770

Jim Jensen: Don't. Yeah, I don't know, how do we, how do you advance that idea. Is that what you're suggesting

439

00:51:10.110 --> 00:51:15.240

Christopher Carthy: The ideas worth advancing, but I would like to unless I just want to understand it better than a

440

00:51:16.800 --> 00:51:32.400

Christopher Carthy: But that would require like a wholesale a wholesale revision of the site plan from the point of view that if they close off one of those entrances, would that create would that give them more floor space to work with is that one curb cut also creating

441

00:51:33.540 --> 00:51:38.670

Christopher Carthy: You know, a disturbance in the flow as well. And if it weren't there when you create a better flow. Another way.

442

00:51:41.760 --> 00:51:47.040

Jim Jensen: I'm almost wondering as I as I stare at the partial enlarged drawing site that

443

00:51:48.210 --> 00:51:50.160

Jim Jensen: You know that there would be a

444

00:51:51.450 --> 00:51:58.080

Jim Jensen: Good. Now the islands, or at least the separation of that demarcation for for pedestrians walking through there.

445

00:51:58.530 --> 00:52:01.260

Jim Jensen: Is a shorter distance for them. Now it appears that if

446

00:52:02.310 --> 00:52:06.510

Jim Jensen: If there was two way try more two way traffic on those islands were wider on Main Street.

447

00:52:07.890 --> 00:52:12.150

Jim Jensen: That there's a longer, longer walk for pedestrians to get from points of safety.

448

00:52:14.460 --> 00:52:17.700

Jim Jensen: Where they're not crossing in front of vehicles entering and exiting a driveway.

449

00:52:19.110 --> 00:52:21.720

Jim Jensen: Right. I don't know what, that's what that Trade Office worth

450

00:52:22.710 --> 00:52:31.560

Christopher Carthy: This plan that we're looking at shows the reduced you know 25 feet. Okay, so that one is 25 feet and the other one is being shown at

451

00:52:32.070 --> 00:52:33.570

Frank Filiciotto: It's also 25

452

00:52:34.020 --> 00:52:40.890

Frank Filiciotto: They're both 25, I believe, can you do I know at one point we had a 25. I'm sorry. That is 30 mountain

453

00:52:40.920 --> 00:52:42.360

Christopher Carthy: Yeah, that is a little 25

454

00:52:42.480 --> 00:52:43.080

Frank Filiciotto: My bad.

455

00:52:43.140 --> 00:52:47.550

Frank Filiciotto: So 25 and 30 are currently 40 and 50 respect.

456

00:52:48.660 --> 00:52:49.110

Christopher Carthy: Okay.

457

00:52:51.930 --> 00:52:57.120

Frank Filiciotto: Well, we had to do with this one down here was size it for the fuel tanker

458

00:52:57.420 --> 00:52:58.560

Christopher Carthy: Mm hmm.

459

00:53:00.270 --> 00:53:01.140

Frank Filiciotto: You don't want to

460

00:53:01.410 --> 00:53:04.770

Frank Filiciotto: Write nice landscape island here and then have it run over so

461

00:53:05.370 --> 00:53:06.000

Christopher Carthy: Make sense

462

00:53:07.980 --> 00:53:24.240

Jim Jensen: These, these details. So the site plan details are helpful to me. I know between the previous thing we previously had seen it. The architectural elevations were and the location of the shapes are further advanced than the, the actual site plan.

463

00:53:25.590 --> 00:53:27.270

Jim Jensen: So, you know, the

464

00:53:28.680 --> 00:53:37.950

Jim Jensen: I just want to, you know, influence your thinking a little bit Christopher right i mean the the building is being shifted away and

back closer to the property line which is good. So it opens up more of the site.

465

00:53:38.460 --> 00:53:39.240

Christopher Carthy: The property line.

466

00:53:39.900 --> 00:53:40.860

Jim Jensen: It's on the property line.

467

00:53:42.030 --> 00:53:45.930

Christopher Carthy: It's got 00 side you and Sephora.

468

00:53:48.000 --> 00:53:48.810

Jim Jensen: So is that a

469

00:53:50.130 --> 00:53:52.590

Jim Jensen: To the applicant get of variants are not yet on that.

470

00:53:53.460 --> 00:54:00.030

Christopher Carthy: To get a nice to getting an easement from their neighbor in order to work on the existing property and use landscaping there, etc.

471

00:54:01.140 --> 00:54:05.970

Jim Jensen: So what I was if we may. Do you wanna continue talking about the the the opening or I just had a different

472

00:54:06.840 --> 00:54:07.650

Christopher Carthy: Question I'm gonna

473

00:54:07.890 --> 00:54:13.620

Jim Jensen: Go ahead. Okay, so what they're kind of related the before the existing plan.

474

00:54:15.000 --> 00:54:18.990

Jim Jensen: Is about a third of the building is within the hundred foot set back from the

475

00:54:20.010 --> 00:54:21.510

Jim Jensen: The tributary to the bottom River.

476

00:54:22.890 --> 00:54:28.020

Jim Jensen: And now they're so which is, I guess, good, in some respects, in terms of minimizing

477

00:54:29.070 --> 00:54:37.260

Jim Jensen: Structures in the flood way or within the floodplain. But now we're putting you know 90 plus percent of it, of a larger structure now within the

478

00:54:38.520 --> 00:54:44.670

Jim Jensen: The floodplain or I don't know what that's the flood way or the floodplain Joe, but it is within the

479

00:54:45.180 --> 00:54:55.560

Joe Cermele: Entire properties in the floodplain the flood way I think just clips, the southwest corner of the property, but the proposed locations of building, I believe, is not within it.

480

00:54:57.420 --> 00:54:59.820

Leo Napior: So I could comment to those points. Joe in

481

00:54:59.820 --> 00:55:02.340

Joe Cermele: General, the way is shown on this plan yet the

482

00:55:02.820 --> 00:55:03.720

Joe Cermele: floodplain line.

483

00:55:05.070 --> 00:55:10.530

Leo Napior: This is the the hundred year line is here because cliff, a very small little corner.

484

00:55:11.220 --> 00:55:11.880

Leo Napior: Building here.

485

00:55:12.330 --> 00:55:18.480

Leo Napior: There is on the architectural plans. I'm flood vents, you know, it'll be a bulletproof building essentially

486

00:55:19.050 --> 00:55:19.950

Leo Napior: Joe I didn't

487

00:55:19.980 --> 00:55:21.000

Leo Napior: Catch the last

488

00:55:21.030 --> 00:55:30.870

Leo Napior: Men all that you were looking at a flood way piece here. So we do have our survey, take a look at the mapping my naked eye. If any portion of the property is caught by it. It's

489

00:55:30.930 --> 00:55:33.840

Joe Cermele: A very small portion, just a corner. If anything,

490

00:55:34.380 --> 00:55:42.240

Leo Napior: I think just roughing it may actually need entirely on the pizza property, but we'll get that confirmed one way or the other, and the nation for you.

491

00:55:43.650 --> 00:55:56.520

Jim Jensen: You know, that was my concern is this the size of the structure in the flood area and then, you know, knowing that, and then some of the concerns that Joe pointed out about activity within the flood.

492

00:55:58.800 --> 00:56:06.870

Jim Jensen: Structure and proofing the building a flood proofing the building. You know what kind of concerned is that the adjacent activities or

493

00:56:07.830 --> 00:56:25.950

Jim Jensen: You know some of the outside activities of those within the flooding area and there's the risk of those uses or outside the building storage or use getting pulled down and dragged into the stream in the event of the flood and actually exacerbating or making the situation worse. Yeah.

494

00:56:27.600 --> 00:56:31.350

Joe Cermele: Actually misspoke, a little bit earlier, Jim, that the I

495

00:56:32.610 --> 00:56:40.830

Joe Cermele: Said the entire properties in the floodplain is shown on this map. It's only the, the North was at the northwest corner and the north south west corner the property.

496

00:56:41.100 --> 00:56:43.920

Joe Cermele: That you are self.

497

00:56:45.030 --> 00:56:49.830

Joe Cermele: And those areas are being used for parking predominantly it does clip the corner of the building.

498

00:56:50.760 --> 00:56:58.260

Joe Cermele: But that building is permitted in the floodplain. We wouldn't want to see it in the flood way, which I doubt it is the update the map to show that

499

00:56:59.250 --> 00:57:11.580

Joe Cermele: They are the code doesn't differentiate whether a portion or all the buildings in the flood way. So, because a portion of it is the building's been either needs to be set two feet above that elevation or flood proof to that elevation

500

00:57:12.060 --> 00:57:20.460

Joe Cermele: So they've done a little bit of both. They've elevated the building a little bit and then they're proposing to flood proof. The remaining. I think it's only six inches that they need to flood proof.

501

00:57:21.330 --> 00:57:39.090

Joe Cermele: We've asked for some additional details on that. I'm sure that'll come and then we'll need a basically a cut and Phil analysis for the floodplain impacts, just to make sure that there's no net increase in fill to make sure that we're not you know exacerbating any flood conditions, but

502

00:57:39.240 --> 00:57:42.480

Jim Jensen: It appears that isn't it, that that by

503

00:57:43.590 --> 00:57:52.830

Jim Jensen: The applicants setting me up the building up against the property line that that any cup compensatory storage or any adjustments on the cut and Phil will have to be done on the neighbor's property.

504

00:57:54.600 --> 00:58:10.470

Joe Cermele: Well, they do have some area, you know that you're looking at the parking spaces for what would be, I guess the employee parking area on the west side of the building the trash and closure. You know that that area. There is available. You know, they may be able to get creative and provide

505

00:58:11.640 --> 00:58:16.830

Joe Cermele: You know, modify the grading in that area to provide some additional storage to offset the building.

506

00:58:17.940 --> 00:58:30.030

Jim Jensen: You see where I'm going. I'm wondering if the kind of tied to Christopher's question is the building. Is it the right size and putting on the line, the appropriate the most, the most effective choice, considering some of the

507

00:58:31.170 --> 00:58:34.200

Jim Jensen: The flood protection or flood avoidance issues.

508

00:58:38.100 --> 00:58:39.060

Joe Cermele: Yeah, you know, I guess.

509

00:58:40.080 --> 00:58:43.440

Joe Cermele: For me, if they can demonstrate that the the mitigation has provided

510

00:58:44.910 --> 00:58:52.440

Joe Cermele: You know, from a numbers standpoint, I think I'd be okay with it. Looking at the plan. It looks like if if the board wish, maybe they can reduce that

511

00:58:53.610 --> 00:58:59.970

Joe Cermele: That little kind of paved area on the east side of the building and slide the building to the east closer to Main Street, a little bit.

512

00:59:01.290 --> 00:59:11.460

Joe Cermele: You know, looking at the plan. It looks like maybe the last I'd say maybe six or seven feet of that corner of the building clips, the floodplain. So maybe shifting the building that much would get it.

513

00:59:12.150 --> 00:59:20.550

Joe Cermele: You know, beyond the floodplain boundary entirely it'll reduce that that seating area that they're proposing in that on the main street side.

514

00:59:22.650 --> 00:59:24.000

Joe Cermele: Something to consider, I guess.

515

00:59:25.980 --> 00:59:34.410

Leo Napior: I just it's we can certainly look at that. I just don't know as we shift closer here and sharpens up this took this turning radius, also from a

516

00:59:34.800 --> 00:59:36.030
Leo Napior: Perspective and turning radius.

517
00:59:36.030 --> 00:59:36.660
Perspective.

518
00:59:39.360 --> 00:59:39.690
Christopher Carthy: So,

519
00:59:39.780 --> 00:59:48.690
Larry Ruisi: I kind of have a little bit of a different question and maybe this is outside the area of this of this committee but

520
00:59:49.260 --> 01:00:05.070
Larry Ruisi: When I look at an 1800 square foot building and and basically for four stations, I guess from a business perspective is, is that the right balance. I guess you've done your analysis on your revenue per square foot on the 1800

521
01:00:06.330 --> 01:00:18.180
Larry Ruisi: You know the retail and the deli and how much cash it can pump out of, out of four spots you know i'm not to reinvent the wheel here. But I guess the question I would that I would ask

522
01:00:18.870 --> 01:00:34.950
Larry Ruisi: Does an additional pump and a smaller building and I'm assuming you've already looked at this, make more sense than then then what you're looking at here and you know it's really, it's maybe more of a curiosity than anything else.

523
01:00:35.640 --> 01:00:48.660
Leo Napior: So obviously having worked on a number of gas station projects over the last few years, there's all these conversions go through and various towns any operators going to want to try to get as many pumps and as big of a storefront as they can get

524
01:00:48.930 --> 01:00:49.260
Larry Ruisi: Right.

525
01:00:49.680 --> 01:01:00.300
Leo Napior: The issue we had on this site. As you may recall, as we started off with a three pump layout, but that layout was impinged by trying to meet the 25 foot

526

01:01:00.330 --> 01:01:05.790

Leo Napior: Backup backup. I often the parking spaces. And so we did play with

527

01:01:06.450 --> 01:01:18.240

Leo Napior: Like configurations and layouts, trying to figure out any way we could potentially preserve a third dispenser on site. And we're just ultimately unsuccessful and resigned to the fact of two pumps is all we're going to get here.

528

01:01:20.490 --> 01:01:29.100

Leo Napior: Which I think also, you know, initially the town's consultants, as well as the board had some concerns over site circulation, putting aside the backup I'll

529

01:01:29.280 --> 01:01:29.760

Leo Napior: Issue.

530

01:01:29.970 --> 01:01:31.020

Leo Napior: It just in general.

531

01:01:32.190 --> 01:01:33.240

Leo Napior: Fit that much on

532

01:01:34.950 --> 01:01:46.590

Larry Ruisi: I remember that. And so I i got i gather. That's why you have the ratio that you do 1800 square feet of retail and telly to for for pumping stations.

533

01:01:47.280 --> 01:01:47.580

Right.

534

01:01:48.690 --> 01:01:48.990

Larry Ruisi: Okay.

535

01:01:49.830 --> 01:01:58.620

Christopher Carthy: You know, can we go back to that picnic area I that's confusing to me. Can you just show me that again on the site plan. Yes, please. There's

536

01:01:58.860 --> 01:02:03.060

Leo Napior: Not much to show, but I can zoom in on it. I did.

537

01:02:05.370 --> 01:02:07.500

Leo Napior: It was relabelled that was initially to be

538

01:02:08.100 --> 01:02:15.030

Leo Napior: Old, and it was relabelled on this version of the plan pays. I know Adam had a comment that you need to be pavers, or grass.

539

01:02:16.620 --> 01:02:21.480

Leo Napior: I spoke to the client before this meeting. We will do this as a paid paver

540

01:02:22.530 --> 01:02:29.640

Leo Napior: Kind of picnic area in what the table or some landscaping or whatever. You know what a piece of the board there basically

541

01:02:30.180 --> 01:02:33.600

Christopher Carthy: Right. Why, why do you expect

542

01:02:34.740 --> 01:02:36.810

Christopher Carthy: People to picnic there.

543

01:02:39.150 --> 01:02:47.670

Christopher Carthy: I don't know, let's say landscaping that area with a, you know, an attractive landscape plan and not providing a picnic area.

544

01:02:50.280 --> 01:03:09.690

Danny Porco: Well as a car. This was something that we we actually gone ahead and put together, just as a as an extra bonus for the talent to to see. There were committed to the community and and try to give and support and give what we can

545

01:03:11.820 --> 01:03:13.440

Danny Porco: As an aesthetic to the property.

546

01:03:13.920 --> 01:03:22.710

Christopher Carthy: Okay, thank you very much for doing that very gracious, but what I want to say to you is, since we're just kicking this around now.

547

01:03:23.910 --> 01:03:36.900

Christopher Carthy: And I want you to spend your money wisely and I wanted to be a huge success for you and I wanted to be as attractive as possible because I think an attractive gas station does invite people into the store and into the gas station.

548

01:03:40.800 --> 01:03:43.500

Christopher Carthy: That's a lot of paved area for

549

01:03:44.850 --> 01:03:52.740

Christopher Carthy: What could really not I, I know this town. Well, and I don't see that operating well as a

550

01:03:55.110 --> 01:04:09.570

Christopher Carthy: Place where people going to picnic or have their lunch there. For example, and it could even collect trash or something. Whereas if that were really nice garden on the corner of Main Street and this and that facade, that might be a better solution.

551

01:04:09.960 --> 01:04:14.520

Danny Porco: Sure. Are we concerned shrink the VIP room picnic area.

552

01:04:15.870 --> 01:04:21.750

Danny Porco: As much as we could. I think, given that we are going with

553

01:04:23.040 --> 01:04:39.780

Danny Porco: Some Adeline and retail. We wanted to support and try to have a location where people can sit and and have lunch and not rush out of the location. Yeah.

554

01:04:39.870 --> 01:04:42.330

Christopher Carthy: Okay. All right. I understand that point two.

555

01:04:42.360 --> 01:04:43.560

Danny Porco: But we can certainly

556

01:04:44.130 --> 01:04:45.780

Danny Porco: Accommodate more landscape and

557

01:04:46.020 --> 01:04:49.320

Christopher Carthy: Maybe it's a little bit of a mix. Then I understand what you're getting out.

558

01:04:50.460 --> 01:04:53.250

Christopher Carthy: This way, people aren't sitting in their car as well. They're reading the lunch.

559

01:04:53.490 --> 01:04:54.330

Danny Porco: Sure, sure.

560

01:04:54.810 --> 01:05:06.270

Danny Porco: I mean, we can we can certainly even look at taking out the paper and just make it and landscaping picnic and with with landscaping around and grass that's

561

01:05:07.620 --> 01:05:11.040

Jim Jensen: Right, I'm sorry. Just to return to the question about the

562

01:05:12.210 --> 01:05:24.300

Jim Jensen: On the I like where we're going on the paid area, but just in terms of the ratio of the of the building size to the pump which I like, you know, that I heard one half the answer, but the other half in terms of if the structure was smaller with that allow

563

01:05:25.380 --> 01:05:26.700

Jim Jensen: The third pump and

564

01:05:27.780 --> 01:05:29.970

Jim Jensen: Just curious. I didn't hear that half the answer.

565

01:05:30.270 --> 01:05:31.410

Danny Porco: Well, initially part of

566

01:05:31.410 --> 01:05:32.400

Larry Ruisi: The question Jim. Yeah.

567

01:05:32.700 --> 01:05:35.280

Danny Porco: Yeah. Initially when we first submitted.

568

01:05:35.880 --> 01:05:37.740

Danny Porco: The application inside plans on

569

01:05:38.910 --> 01:05:43.110

Danny Porco: We had proposed a third dispensers. But given the the

570

01:05:44.160 --> 01:05:45.660

Danny Porco: Board was a little bit

571

01:05:46.710 --> 01:05:55.050

Danny Porco: Concerned with the circulation of the traffic on on property we ended up taking the third dispenser out of the equation.

572

01:05:55.890 --> 01:06:04.080

Jim Jensen: I'm sorry, I'm saying different. I think when we had that discussion. It was with the, the proposed building as the size and location that it is

573

01:06:04.530 --> 01:06:16.140

Jim Jensen: I was saying, if the if the structure was at the deli or the 1800 square foot building was smaller in size, would that allow you to have improved circulation and the third pump that you desired

574

01:06:16.920 --> 01:06:19.440

Frank Filiciotto: So Jim, I don't think. Sorry.

575

01:06:21.090 --> 01:06:26.160

Leo Napior: It's not the building that's driving the two pumps, it's, it's the backup I'll here.

576

01:06:26.490 --> 01:06:37.620

Leo Napior: So with that constraint getting a third pump into a compliant location, it would wind up being like dead on. And one of our right in front of one of the curb cuts just especially impossible to access by any

577

01:06:38.370 --> 01:06:44.400

Leo Napior: Patrons so it would wind up being like a stack locations here, which would be right in the middle of your

578

01:06:45.510 --> 01:06:46.650

Leo Napior: For coming and for me.

579

01:06:48.870 --> 01:06:56.460

Frank Filiciotto: Yeah, we're limited up with the underground tanks. So it would it would have to be, you know, somewhere in here.

580

01:06:57.240 --> 01:06:57.510

Jim Jensen: Right.

581

01:06:57.930 --> 01:07:02.070

Frank Filiciotto: And now you've just put activity in that. Yeah.

582

01:07:03.510 --> 01:07:04.920

Frank Filiciotto: So we pulled it out, you

583

01:07:04.950 --> 01:07:21.090

Jim Jensen: Know, thinking about those. And I like that is a great question. Thinking about the size and the ratio is that is, can your concerns is can you support act. Can you fairly support that kind of size of a building with just two pumps is the to pump dispenser locations.

584

01:07:22.590 --> 01:07:26.160

Jim Jensen: And that doesn't need doesn't need that much more activity to support that size.

585

01:07:26.160 --> 01:07:27.660

Jim Jensen: Building for

586

01:07:28.500 --> 01:07:29.370

Leo Napior: The applicant.

587

01:07:30.390 --> 01:07:38.730

Leo Napior: As I think I previously stated owns and controls a bunch of other stations throughout Westchester County in the greater northeast area and have done.

588

01:07:39.840 --> 01:07:48.600

Leo Napior: A number of station conversions and have their, their business model down and are certainly you know that this plan is going to cost them several millions of dollars to put into place.

589

01:07:48.780 --> 01:07:53.640

Leo Napior: They wouldn't be moving forward with it if they weren't comfortable with the size of the building in the business, they're going to generate

590

01:07:54.090 --> 01:07:56.310

Danny Porco: At 1800 square feet.

591

01:07:58.050 --> 01:08:15.330

Danny Porco: Jim, if you, if you look into the gas station retail side of it when you start implementing back rooms and working areas and cashiers and walk in cooler bathrooms and deli area, the actual retail space of it is very minimized.

592

01:08:17.670 --> 01:08:20.280

Adam Kaufman: Thank you. If you want to pull up, don't you have that plan actually

593

01:08:20.430 --> 01:08:22.110

Christopher Carthy: You do have it. Yeah, yeah.

594

01:08:23.700 --> 01:08:35.040

Christopher Carthy: You guys before you do that, I just wanted to comment. One more thing I don't necessarily I'm not encouraging you to get rid of those pavers not cause you to get rid of the asphalt. I'm certainly don't want to see asphalt there.

595

01:08:35.250 --> 01:08:35.550

For the

596

01:08:36.570 --> 01:08:43.380

Christopher Carthy: papers in the picnic area that's one thing but I wouldn't want people walking on the grass to get to the table because that could be slippery or something that

597

01:08:43.440 --> 01:08:54.930

Christopher Carthy: Caught me pavers there but. And again, I'm not. I'm just, I'm discussing this with you as in the interest of trying to make the best plan possible. I just because I'm saying it doesn't make it right. That's for God's sake. Sure.

598

01:08:55.260 --> 01:09:01.260

Christopher Carthy: Well, thank you, is and when we benefit from some some foundation planting along that

599

01:09:02.700 --> 01:09:03.240

Christopher Carthy: Along that

600

01:09:04.170 --> 01:09:08.610

Christopher Carthy: Truck. Just think about it. I'm not sure I'm right or wrong. Okay. Okay.

601

01:09:09.090 --> 01:09:14.850

Danny Porco: Yeah, we'll look at it, you know, and try to work it you know if we can just

602

01:09:15.150 --> 01:09:19.620

Christopher Carthy: Just don't want that to look like the same asphalt that the whole gas station.

603

01:09:19.680 --> 01:09:20.820

Danny Porco: No, no, no, no.

604

01:09:22.110 --> 01:09:25.230

Danny Porco: You know, we were planning on having a a

605

01:09:26.850 --> 01:09:28.530

Danny Porco: paver break

606

01:09:28.620 --> 01:09:29.910

Danny Porco: Patio with

607

01:09:30.390 --> 01:09:31.440

Danny Porco: picnic tables.

608

01:09:31.620 --> 01:09:34.440

Danny Porco: You know, when we say picnic tables, we're not

609

01:09:34.620 --> 01:09:41.790

Danny Porco: Talking five, six of them, you know, we're probably looking at to which we can certainly shrink the

610

01:09:42.240 --> 01:09:42.720

Danny Porco: One of the

611

01:09:43.950 --> 01:09:44.460

Christopher Carthy: Areas, you

612

01:09:44.520 --> 01:09:45.840

Danny Porco: Can fit more landscape and in

613

01:09:45.960 --> 01:09:48.150

Christopher Carthy: This represent the furniture on the plan to

614

01:09:49.230 --> 01:09:49.500

Leo Napior: Do

615

01:09:51.510 --> 01:09:52.590

Leo Napior: Did you want to flip to the

616

01:09:53.040 --> 01:09:55.200

Christopher Carthy: Good, please. Thank you.

617

01:10:00.300 --> 01:10:04.950

Christopher Carthy: What percentage of your business goes to the convenience store without buying gas.

618

01:10:11.460 --> 01:10:25.890

Danny Porco: A lot of a lot of distributors and gas station owners always look at the gas value value covers all expenses and the actual margin and profit comes out of the song.

619

01:10:26.700 --> 01:10:39.240

Christopher Carthy: Right now that's margins and dollars is what percentage of transactions occur when people walk in, just to use the convenience store and don't buy gas.

620

01:10:41.070 --> 01:10:47.430

Danny Porco: Substantial yeah the actual number off the top of mine much

621

01:10:47.940 --> 01:10:49.470

Christopher Carthy: But it is a substantial number

622

01:10:49.470 --> 01:11:08.970

Christopher Carthy: Scott. What I'm getting at is talk to Larry's point about the terminal about the gas island about the pumps producing enough volume to support the store that in and of itself isn't necessarily the only driver for traffic into the store.

623

01:11:09.630 --> 01:11:11.250

Leo Napior: No, it's also location.

624

01:11:12.060 --> 01:11:14.070

Leo Napior: Just like a 711 or

625

01:11:15.180 --> 01:11:18.390

Leo Napior: Whatever the case may be. It's visibility and location and

626

01:11:18.390 --> 01:11:34.860

Larry Ruisi: Control. And that's why, that's why it's important that you be able to get in and out of insight relatively easy because people come down, come down, you know, Main Street and children here to pick up a coke or pick up a coffee or pick up a deli sandwich.

627

01:11:35.490 --> 01:11:35.850

Larry Ruisi: You know,

628

01:11:35.940 --> 01:11:36.690

Larry Ruisi: It needs to

629

01:11:37.620 --> 01:11:39.960

Larry Ruisi: Work and it needs to work smoothly.

630

01:11:40.710 --> 01:11:41.190

Agree.

631

01:11:45.900 --> 01:11:52.200

Leo Napior: Just as you can see, while I have the floor plan up you can see that a lot of the injury face gets lost tobacco house basically

632

01:11:55.770 --> 01:11:58.290

Leo Napior: For my bone and maybe roughly half the building is

633

01:12:00.360 --> 01:12:04.440

Larry Ruisi: Just counters over here with this three fleece five circles. He's got a counter

634

01:12:07.590 --> 01:12:09.600

Danny Porco: The correct. Okay.

635

01:12:12.090 --> 01:12:14.160

Christopher Carthy: They look like merchandise racks.

636

01:12:14.340 --> 01:12:16.440

Larry Ruisi: You know, I see in the middle. I'm talking about

637

01:12:16.470 --> 01:12:17.850

Larry Ruisi: Talking about on the round.

638

01:12:18.000 --> 01:12:20.160

Christopher Carthy: Oh yeah, where

639

01:12:20.520 --> 01:12:22.410

Danny Porco: I long the storefront

640

01:12:22.650 --> 01:12:26.430

Christopher Carthy: Oh, I didn't see that. Oh, yeah. Yeah. Oh.

641

01:12:30.960 --> 01:12:40.260

Christopher Carthy: So people would stop and eat in there as well, if they wanted to. People can park. I mean, people can whatever and then they would sit at those counters and eat there as well.

642

01:12:40.980 --> 01:12:50.580

Danny Porco: Right. But that's a very small percentage, you know, where, when, when we, when we talk gas station. It's a stopping golf.

643

01:12:51.870 --> 01:12:52.260

Danny Porco: You know,

644

01:12:53.850 --> 01:12:54.390

Danny Porco: Business

645

01:12:55.290 --> 01:13:00.060

Christopher Carthy: Right Adams that permissible under the town code to have seating inside

646

01:13:00.060 --> 01:13:01.620

Adam Kaufman: The up to eight.

647

01:13:02.040 --> 01:13:03.090

Christopher Carthy: Up to eight. Okay.

648

01:13:13.980 --> 01:13:15.750

Christopher Carthy: I want to add for for this.

649

01:13:17.220 --> 01:13:25.560

Leo Napior: I said no. You had mentioned it briefly. And we kind of did not talk about it, but you had mentioned it was in the atoms memo as well. The location of the air.

650

01:13:25.800 --> 01:13:26.220

Right.

651

01:13:27.240 --> 01:13:29.850

Leo Napior: So in the, the existence of a vacuum.

652

01:13:31.440 --> 01:13:37.020

Leo Napior: Most um air pumps these days are a combo air vacuum.

653

01:13:38.070 --> 01:13:50.460

Leo Napior: Device and our thought process and locating it here. So there really isn't anywhere else and go on site, perhaps over here in this corner, but then it would be kind of in the, in the middle of a curb cut there.

654

01:13:50.580 --> 01:14:01.050

Leo Napior: Yeah, the location here, we felt was most appropriate because it's the furthest from the front of the store, as well as the back of the pizzeria where they have seating and dining going on back here.

655

01:14:01.380 --> 01:14:06.450

Leo Napior: So we tried to kind of get somewhere in the middle, or we're not getting into our Ada space.

656

01:14:08.550 --> 01:14:19.410

Leo Napior: And that was the furthest, we could say that we are required by law and gas station to have them on site, and it just really isn't anywhere else that we felt was appropriate to locate it

657

01:14:20.010 --> 01:14:21.930

Christopher Carthy: I remember when that was passed.

658

01:14:22.380 --> 01:14:25.290

Adam Kaufman: Yeah, I think my point was, get rid of the vacuum keep the air.

659

01:14:27.780 --> 01:14:31.110

Christopher Carthy: Actually had him. He was just suggesting that they could combine it, I think.

660

01:14:31.380 --> 01:14:32.460

Leo Napior: What to combine unit.

661

01:14:32.790 --> 01:14:33.450

Jim Jensen: You think

662

01:14:34.230 --> 01:14:38.190

Adam Kaufman: That's not what shown vacuum. You see the back end.

663

01:14:38.370 --> 01:14:40.290

Jim Jensen: Yeah right down here. Other

664

01:14:40.530 --> 01:14:42.570

Leo Napior: gotchas. So, Danny. Can we talk about

665

01:14:43.740 --> 01:14:45.060

Leo Napior: turning that into one thing

666

01:14:46.260 --> 01:14:47.400

Danny Porco: Short, short

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01:14:48.870 --> 01:14:52.440

Danny Porco: It. Well, can we can put a detail for Aaron back together.

668

01:14:53.850 --> 01:14:57.090

Jim Jensen: At of us can that because of the noise associated with the vacuum. I mean,

669

01:14:57.150 --> 01:14:57.930

Adam Kaufman: Yeah yeah

670

01:14:58.350 --> 01:15:05.100

Danny Porco: I mean, these vacuums and air these days or so compact. They barely make any sound almost

671

01:15:07.230 --> 01:15:09.780

Jim Jensen: That's somebody's experience, but okay. I don't know.

672

01:15:12.240 --> 01:15:12.750

Roland Baroni: Adam

673

01:15:13.110 --> 01:15:15.690

Leo Napior: We can talk all day. Turn this into the

674

01:15:15.750 --> 01:15:19.380

Leo Napior: Same location over here and then get your with you to

675

01:15:21.000 --> 01:15:24.570

Roland Baroni: Adam The, the state of the encroachments

676

01:15:26.970 --> 01:15:48.600

Roland Baroni: The fact that the owners of a Moray and this property owner have reached an agreement on permitting the encroachments that's fine. In terms of legalizing the encroachment but it it doesn't necessarily legalize what it is. The owners of the restaurant built

677

01:15:49.530 --> 01:15:55.170

Roland Baroni: Are they pursuing a process with the planning board to legalize what they built

678

01:15:55.710 --> 01:16:03.000

Adam Kaufman: I did talk to them earlier this week they are watching this meeting tonight to get some cues on where the

679

01:16:03.450 --> 01:16:14.610

Adam Kaufman: Other board feels about the project and then based upon this meeting, they're going to submit to the planning board to to to legalize these things we didn't really talk about this.

680

01:16:15.090 --> 01:16:21.150

Adam Kaufman: Yet tonight, but there's some variances that are going to be needed in order to keep those walls and patios

681

01:16:22.020 --> 01:16:31.740

Adam Kaufman: Some zoning issues there code says you can't have a patio within five feet of the property line. So you have both sides of the property line for the Africans going to need to get variances.

682

01:16:33.240 --> 01:16:42.210

Adam Kaufman: And then the one thing that hasn't doesn't really occur. Too often we have part of the neighboring building on this site.

683

01:16:42.570 --> 01:16:42.930

Christopher Carthy: No.

684

01:16:43.230 --> 01:16:52.320

Adam Kaufman: No, I don't know. I mean, do all we need to do is deal with that as variances for, you know, is that a permissible.

685

01:16:54.780 --> 01:16:56.160

Roland Baroni: What building is that

686

01:16:56.760 --> 01:16:59.400

Adam Kaufman: That's the piece of amaury but

687

01:16:59.700 --> 01:17:00.930

Leo Napior: I believe it's the back

688

01:17:01.050 --> 01:17:03.870

Leo Napior: Of their walk in cooler Danny, is that correct

689

01:17:05.730 --> 01:17:07.530

Danny Porco: I believe saw, yes.

690

01:17:08.070 --> 01:17:09.000

Roland Baroni: That will add

691

01:17:09.210 --> 01:17:11.580

Roland Baroni: That was something they added to their building

692

01:17:11.820 --> 01:17:14.640

Adam Kaufman: Right, right. That's why we have to deal with this now.

693

01:17:15.360 --> 01:17:33.450

Roland Baroni: Well, they have to get that. Yeah, they've got to go through an amended site plan approval. My concern with that and actually with everything that they're all these encroachments is, as I understand it from Leo the agreement, they've made is a five year licensing agreement.

694

01:17:35.550 --> 01:17:42.480

Roland Baroni: At the end of five years, this is all going to be have to be dealt with again by a Moray yeah

695

01:17:43.530 --> 01:17:48.750

Leo Napior: Well enrolling that need be an oversimplification. There was a

696

01:17:49.980 --> 01:17:54.150

Leo Napior: Temporary license agreement that was contemplated and discussed between the property owners.

697

01:17:54.540 --> 01:18:02.340

Leo Napior: That would allow you know potentially allow itself to remain up until there's some other pressing reason that things would have to be removed.

698

01:18:02.820 --> 01:18:14.640

Leo Napior: And so what I would put forward is the even though the license agreement, maybe five years and then automatically renewal each month thereafter until somebody else says otherwise.

699

01:18:15.210 --> 01:18:30.930

Leo Napior: It's, it's the current applicant here is about to put millions of dollars into doing this property over, chances are the site isn't changing anytime soon, where these encroachments would have to come out for another 20 or 30 years. That's just a matter of

700

01:18:32.130 --> 01:18:32.730

Logic.

701

01:18:34.470 --> 01:18:41.100

Leo Napior: What we did not want to agree to it. Just a permanently seed property and development rights to the neighbor in perpetuity.

702

01:18:42.330 --> 01:18:45.630

Leo Napior: For encroachments that were built without anyone's, you know, notice mission.

703

01:18:45.750 --> 01:18:47.340

Roland Baroni: Right, okay.

704

01:18:48.420 --> 01:18:55.350

Leo Napior: And I think ultimately if that came down to this property ever will redeveloped 50 years down the road. And this little encroachment had to go

705

01:18:56.130 --> 01:19:03.570

Leo Napior: You know, then they've the neighbors received back whatever they put into their investment and making that encroachment they've had a long time to benefit from it.

706

01:19:04.020 --> 01:19:12.720

Leo Napior: And they would then have to come back in for a potential site plan modification, but that's a hypothetical that I don't foresee any time in the reasonable future

707

01:19:13.200 --> 01:19:13.530
Right.

708
01:19:15.030 --> 01:19:15.360
Roland Baroni: Okay.

709
01:19:16.650 --> 01:19:21.540
Christopher Carthy: And why would they, why would you need a variance.
When you just be nice.

710
01:19:23.370 --> 01:19:29.730
Roland Baroni: Well, they're entering into a license agreement, but I
think they need the variance, because of the setbacks, right, Adam.

711
01:19:32.520 --> 01:19:34.770
Christopher Carthy: I'm thinking the setback is okay.

712
01:19:35.970 --> 01:19:39.390
Roland Baroni: How can it be okay. It's they didn't pick it infringes on
their property.

713
01:19:39.450 --> 01:19:51.510
Christopher Carthy: No, I know that. But then there's no set back. That's
right. Now what I'm getting at is this setback is let's say the set set
back to zero, then when once it impinges over. That's, I would think
that's no longer in the

714
01:19:51.630 --> 01:19:53.100
Christopher Carthy: Hands of the CTA

715
01:19:53.250 --> 01:19:56.280
Christopher Carthy: But rather an easement agreement and not

716
01:19:57.360 --> 01:20:02.820
Adam Kaufman: Both issues. So the there's no side yard setback. But there
are other setbacks.

717
01:20:02.910 --> 01:20:05.040
Christopher Carthy: Right, what would it be other setbacks.

718
01:20:05.550 --> 01:20:06.960
Adam Kaufman: I'd have to look to see what

719

01:20:07.710 --> 01:20:08.460

Adam Kaufman: CV district.

720

01:20:09.810 --> 01:20:12.390

Adam Kaufman: That's the issue is that that's probably a year long.

721

01:20:13.830 --> 01:20:23.070

Leo Napior: The only thing I'd like to perhaps talk about with the board and the consultants while we're here this evening is that I'd like to not be in a position where

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01:20:23.730 --> 01:20:33.210

Leo Napior: Our site plan application is held up because the neighbor is currently seeking approvals and Adam after you and I had spoken earlier. I'd spoken a rolling and

723

01:20:33.630 --> 01:20:34.800

Leo Napior: Perhaps copious

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01:20:37.110 --> 01:20:43.260

Leo Napior: Notes on the site plan that simply showing these judgments on our plan and having a license agreement by no

725

01:20:43.260 --> 01:20:59.010

Leo Napior: Means legalizes them from a site plan approval perspective and if for some reason is on successful with in doing whatever they have to do with the planning board to get these to remain and that's their problem. And we're not owning those site plan elements.

726

01:20:59.070 --> 01:20:59.760

So I could go

727

01:21:00.900 --> 01:21:01.140

Roland Baroni: Wrong.

728

01:21:02.820 --> 01:21:03.300

I think

729

01:21:04.980 --> 01:21:10.080

Adam Kaufman: You know, we'll just need to hear from Roland whether we can we can do that or not. So if he says we can sure

730

01:21:10.980 --> 01:21:13.860

Leo Napior: Okay, so I can have that further conversation with Ryan Oh, he just had to step.

731

01:21:14.370 --> 01:21:15.510

Out of that further conversation.

732

01:21:16.530 --> 01:21:29.850

Leo Napior: Because I think there's there's appropriate assurances or, you know, conditions in the approval, etc. That would not just be rubber stamping what what the neighbor has done to the extent that you're concerned about, you know, approving our site would somehow blessed that

733

01:21:31.620 --> 01:21:32.130

Understand

734

01:21:33.540 --> 01:21:38.070

Christopher Carthy: Rolling. Yes. You want to just quickly repeat that so rolling can catch me

735

01:21:39.150 --> 01:21:49.860

Leo Napior: Rolling. I was just saying, I don't want to be stuck have our approval process married to the neighbor having to come in to legalize what they've done here. And so I was just pointing out that with

736

01:21:50.460 --> 01:22:00.210

Leo Napior: You know, appropriate notes on the site plan or conditions of the approval or something along those lines that simply showing these encroachments on our approve site plan is by no means

737

01:22:00.480 --> 01:22:08.010

Leo Napior: You know the planning board approving those encroachments and the neighbors gonna have to come in and do whatever they have to do to

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01:22:08.310 --> 01:22:11.100

Leo Napior: See the board's approval and get their own amended cycling approval.

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01:22:11.400 --> 01:22:18.150

Roland Baroni: Yeah, I think that coupled with a provision in the license agreement that I'm sure the board is going to want me to review.

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01:22:19.290 --> 01:22:23.460

Roland Baroni: That states that the license agreement is subject to the

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01:22:24.690 --> 01:22:30.180

Roland Baroni: Owners of the restaurant. Having all governmental approvals that that will suffice.

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01:22:31.140 --> 01:22:36.600

Leo Napior: I think that's fair. And while we know, I know. I know they're watching. Hopefully that they would have no objection to that.

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01:22:38.790 --> 01:22:39.120

Roland Baroni: Yep.

744

01:22:41.730 --> 01:22:42.420

Christopher Carthy: Thank you. On

745

01:22:47.850 --> 01:22:49.410

Christopher Carthy: Board members anything else.

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01:22:49.980 --> 01:22:53.310

Jim Jensen: Just on the, on the, we went fast on the vacuum air combination

747

01:22:53.880 --> 01:23:04.590

Jim Jensen: I know just on the in the in China site that on the site and the pizza more a next door with outdoor dining. I don't know how long that will be with us, or if

748

01:23:05.610 --> 01:23:13.410

Jim Jensen: Putting a vacuum next to where people a diner should be is that from a planning perspective, is that something we we wrestle with.

749

01:23:14.280 --> 01:23:20.790

Christopher Carthy: Well, why is it next to it, Jim. Now, now it looks to me like it's pretty far away from the outdoor dining

750

01:23:21.660 --> 01:23:24.120

Jim Jensen: Is there any seating out in front, or is it all in the back.

751

01:23:24.870 --> 01:23:25.770

Joe Cermele: Oh, it's on the back.

752

01:23:25.890 --> 01:23:27.990

Adam Kaufman: Okay, I don't think I have any other walkway.

753

01:23:28.020 --> 01:23:31.740

Danny Porco: It's on the back foot pasa I believe there's a stock a

754

01:23:32.910 --> 01:23:35.970

Danny Porco: Fence proposal on the site plan never shot.

755

01:23:38.370 --> 01:23:39.540

Danny Porco: Six foot high

756

01:23:40.650 --> 01:23:44.520

Leo Napior: Alone this no longer our property line, but the edge of the

757

01:23:44.550 --> 01:23:45.030

Latency

758

01:23:46.380 --> 01:23:52.410

Adam Kaufman: How far as i can extend that's going to extend in front of the building that amaury building

759

01:23:54.030 --> 01:23:55.710

Adam Kaufman: We wouldn't want to see that right

760

01:23:56.670 --> 01:24:03.690

Danny Porco: Up to up to the I believe was up to the front corner corner on the market on

761

01:24:04.140 --> 01:24:05.250

Danny Porco: It. I'm not sure I know

762

01:24:05.460 --> 01:24:06.030

You like

763

01:24:07.260 --> 01:24:14.370

Adam Kaufman: Building or the property of holding him. Yeah, we wouldn't want to see it grow beyond the building. Okay. We want to keep that open right

764

01:24:14.940 --> 01:24:16.230

Roland Baroni: Yeah, that makes sense.

765

01:24:16.380 --> 01:24:19.440

Leo Napior: You on this plan. It's showing extending that will make sure to make that

766

01:24:20.220 --> 01:24:20.850

Adam Kaufman: That change.

767

01:24:21.600 --> 01:24:24.960

Christopher Carthy: You lost me there, he just he lost me there. What was that about,

768

01:24:26.010 --> 01:24:28.830

Adam Kaufman: Let me just draw so

769

01:24:30.660 --> 01:24:33.210

Adam Kaufman: Would you like the fence to stop.

770

01:24:34.410 --> 01:24:35.790

Adam Kaufman: Not go beyond this point.

771

01:24:37.410 --> 01:24:37.890

Christopher Carthy: Okay.

772

01:24:38.400 --> 01:24:39.060

Adam Kaufman: This area.

773

01:24:39.330 --> 01:24:39.690

Right.

774

01:24:40.830 --> 01:24:41.580

Christopher Carthy: Right, okay.

775

01:24:42.960 --> 01:24:43.260

Jim Jensen: Okay.

776

01:24:44.340 --> 01:24:50.130

Christopher Carthy: And there's no back there. Anyway, the Mac is being eliminated. It's being pulled back to its parking space before

777

01:24:50.760 --> 01:24:53.280

Adam Kaufman: Yes, exactly. So, you know,

778

01:24:54.360 --> 01:25:01.890

Adam Kaufman: Mike My major concern was the vacuum. Right. That was gonna be sitting out either behind the fence. We can you don't want their or sitting out in the open.

779

01:25:02.190 --> 01:25:02.520

Right.

780

01:25:03.900 --> 01:25:08.580

Christopher Carthy: It looks like in it. And from what I can see it's in the it's in the planter.

781

01:25:09.870 --> 01:25:10.350

Christopher Carthy: Correct.

782

01:25:10.440 --> 01:25:12.240

Christopher Carthy: That's correct. Okay.

783

01:25:18.330 --> 01:25:25.200

Adam Kaufman: Okay, thank you. I have any more. We hit everything. I think the next step, though the board is

784

01:25:26.790 --> 01:25:29.880

Adam Kaufman: Fairly okay with the positioning of the building and the pumps.

785

01:25:30.900 --> 01:25:34.770

Adam Kaufman: Go to the conservation board in the ARV while they're addressing these

786

01:25:36.810 --> 01:25:42.900

Christopher Carthy: Wellness. Okay, so they're going to come back to us with the new landscape plan and they're going to act on all these comments from tonight. Anyway, I

787

01:25:43.560 --> 01:25:44.970

Adam Kaufman: Think they're at the position to

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01:25:45.000 --> 01:25:47.340

Adam Kaufman: Start talking to the conservation board and the ARV

789

01:25:47.760 --> 01:26:04.620

Christopher Carthy: Yeah, but basically they're, they're a little jammed up and how they're going to handle their conservation. Anyway, so I guess the issue is they're considering using the conservation bank, I think, to mitigate their

790

01:26:06.480 --> 01:26:09.750

Adam Kaufman: Potential part of it, Leo. How do we want to handle the CVA

791

01:26:13.020 --> 01:26:20.460

Leo Napior: With respect to what I think the only potential open item on the CDA maybe the the backup. I'll have the employees basis.

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01:26:20.640 --> 01:26:24.690

Adam Kaufman: Yes, and the patio right from all the neighboring amaury

793

01:26:25.620 --> 01:26:32.160

Leo Napior: Might be position on the patio would be that in our license agreement and the rolling still on here.

794

01:26:32.550 --> 01:26:32.910

Roland Baroni: Yep.

795

01:26:33.210 --> 01:26:47.220

Leo Napior: The license agreement will be conditioned on the neighbor getting whatever approvals. They have which would include whatever approvals are variances, they need for the patio and that we would cooperate any application. And to the extent that we need to be a co applicant.

796

01:26:47.970 --> 01:26:52.620

Adam Kaufman: Missing the applicant will apply for the variance on your property.

797

01:26:53.220 --> 01:26:54.840

Leo Napior: Correct. And we would

798

01:26:54.930 --> 01:26:55.200

Know,

799

01:26:57.060 --> 01:26:57.480

Adam Kaufman: Okay.

800

01:26:58.020 --> 01:27:01.020

Roland Baroni: Well, they would yeah with with the owners consent.

801

01:27:01.500 --> 01:27:06.240

Roland Baroni: Understood. In other words, it would be for their property and the Jason property.

802

01:27:06.420 --> 01:27:06.810

Right.

803

01:27:08.280 --> 01:27:10.170

Roland Baroni: The variants has to cut both ways.

804

01:27:10.530 --> 01:27:15.360

Adam Kaufman: Okay, so then yes, the backup file then would be solely your issue.

805

01:27:15.780 --> 01:27:22.410

Leo Napior: So, so the only one, actually I should back up. There was one other potential one, which was the freestanding sign

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01:27:23.400 --> 01:27:25.680

Adam Kaufman: Which or that right. We talked about them. Right.

807

01:27:25.770 --> 01:27:36.210

Leo Napior: Yes. And so we're actually gonna be looking at revising the freestanding sign to be more of a monument sign and try to get it to comply. So we can avoid having to go for any barriers that

808

01:27:36.690 --> 01:27:42.720

Leo Napior: That's excellent. So to be continued, but we're working on that. Okay, the backup I'll

809

01:27:44.160 --> 01:27:52.320

Leo Napior: I'm not sure I do think there's there's some leeway on this and I don't know if this is a call we have with the border. If this is a staff call but

810

01:27:56.220 --> 01:28:06.210

Leo Napior: Of the code in the parking provisions talks about access drives to and from parking areas and commercial and multi family districts. So with a

811

01:28:06.930 --> 01:28:21.570

Leo Napior: If I could argue for a second that the drive to get to those parking spaces and access drive and there's only two spaces. My if you only have one to five parking spaces, the required with the access drive is 15 feet and I got 16 three

812

01:28:22.980 --> 01:28:28.140

Leo Napior: If you don't like that interpretation or call done I essentially I guess I yeah

813

01:28:28.170 --> 01:28:29.040

Adam Kaufman: But there are two different

814

01:28:29.850 --> 01:28:31.410

Leo Napior: Purpose pursue a variance

815

01:28:31.470 --> 01:28:39.870

Adam Kaufman: Yeah, there's, there's the access drive, which is the to and from. And then there's the back up. I'll

816

01:28:41.430 --> 01:28:48.990

Leo Napior: So the backup file my reading of the backup I'll of having to be 25 feet wise between rows of parking

817

01:28:49.050 --> 01:28:50.400

Adam Kaufman: Correct. That's the provision.

818

01:28:51.480 --> 01:28:58.140

Leo Napior: But so I don't necessarily have a second row of parking like this isn't a travel between in a parking lot, I guess, is my point.

819

01:28:59.070 --> 01:29:05.580

Adam Kaufman: We've never we've always interpreted that as the meeting that backup maneuvering room.

820

01:29:05.880 --> 01:29:06.780

Adam Kaufman: For a parking space.

821

01:29:08.580 --> 01:29:09.060

Leo Napior: So,

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01:29:10.560 --> 01:29:17.970

Leo Napior: With that, I suppose, I would have to go to the Zoning Board unless Rob. So Rob Lowe has a different opinion on everything. I don't

823

01:29:19.380 --> 01:29:23.370

Leo Napior: See any jurisdiction for a waiver for the planning board or not.

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01:29:24.630 --> 01:29:26.160

Leo Napior: to deviate from those items.

825

01:29:29.520 --> 01:29:33.840

Leo Napior: So that is kind of what it is. I suppose I have to make an application, the zoning board as well.

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01:29:36.630 --> 01:29:47.940

Leo Napior: I don't know if the Planning Board has any particular issue with the parking or if it be fair for me to make the application of the zoning board that I'm coming there with the planning boards full knowledge and hopefully lack of objection.

827

01:29:56.610 --> 01:30:00.990

Christopher Carthy: Do we refer this application to the CVA or he just goes straight to the CVA we don't we

828

01:30:01.410 --> 01:30:03.330

Adam Kaufman: We would refer it over typically

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01:30:03.420 --> 01:30:06.630

Christopher Carthy: When we refer it over, but with a recommendation or without

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01:30:06.750 --> 01:30:20.220

Adam Kaufman: So I had this funny you mentioned that. So I had a conversation earlier with Jerry Riley and he strongly suggested that the planning board provide a recommendation.

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01:30:20.490 --> 01:30:24.420

Adam Kaufman: To the Zoning Board his opinion that would be very beneficial to the board.

832

01:30:27.330 --> 01:30:29.970

Christopher Carthy: Fine. So rolling

833

01:30:30.300 --> 01:30:30.780

Roland Baroni: Yes.

834

01:30:30.960 --> 01:30:44.670

Christopher Carthy: We're talking about. I mean, I'm belaboring appointment on the why, what is the requirement for this patio that's encroaching on to the property. What is the

835

01:30:46.260 --> 01:30:59.490

Christopher Carthy: Statute for that Patty of what you're allowed to have a party on a property, for example, he's got to pay Patty on the other corner that what is he allowed to where is, where is he allowed to have a paid patio up to what five feet.

836

01:30:59.610 --> 01:31:00.420

Adam Kaufman: To a property on

837

01:31:00.630 --> 01:31:10.020

Christopher Carthy: Oh, I see. So over here in the corner on the on the main street side that garden effectively it's serving as the five feet buffer.

838

01:31:11.280 --> 01:31:12.600

Adam Kaufman: What garden. Are you talking them.

839

01:31:12.960 --> 01:31:25.830

Christopher Carthy: In other words, you're saying that pic that paved the area where he's proposing the picnic area on Main Street that doesn't need a variance, even though that's a patio. Right. That's a paid patio.

840

01:31:27.450 --> 01:31:31.080

Adam Kaufman: You know what, that's a good point that would, yeah, that would do.

841

01:31:32.280 --> 01:31:38.970

Adam Kaufman: It if it's a terrorists, which is essentially what they're proposing it can't be within five feet and property.

842

01:31:39.930 --> 01:31:44.280

Christopher Carthy: Okay, so, but maybe it's not what does that planter. What's the depth of that planter.

843

01:31:46.500 --> 01:31:47.880

Adam Kaufman: What's going right to the property.

844

01:31:48.780 --> 01:31:55.980

Christopher Carthy: No, no. I mean, let's say he put a plan to there that planter that he's got there, if that plan to a five feet in debt.

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01:31:57.120 --> 01:31:59.460

Christopher Carthy: Then he wouldn't need an easement for that.

846

01:32:00.180 --> 01:32:01.620

Joe Cermele: Right. But as its shown, he would

847

01:32:02.220 --> 01:32:10.590

Christopher Carthy: Okay, as its shown, he would, but it's possible. He might be able to tweak that planter make it five feet and eliminate the need for a variance there.

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01:32:11.130 --> 01:32:13.410

Adam Kaufman: Yeah, that's not the original place we were

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01:32:13.410 --> 01:32:14.010

Adam Kaufman: Talking about

850

01:32:14.280 --> 01:32:19.110

Christopher Carthy: I know that, but I'm saying, but I'm the reason I'm asking is, I saw a parallel between this

851

01:32:20.550 --> 01:32:23.220

Christopher Carthy: picnic area and the one on the other side.

852

01:32:23.310 --> 01:32:23.520

Yeah.

853

01:32:24.660 --> 01:32:27.600

Christopher Carthy: I couldn't understand why one was legal. And the reason

854

01:32:27.690 --> 01:32:35.490

Christopher Carthy: I think, okay, so on the other side. Obviously you can't do anything there because you'd be putting a garden in the middle of a mores paver

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01:32:36.600 --> 01:32:38.400

Christopher Carthy: Patio. Okay. All right.

856

01:32:44.310 --> 01:32:47.310

Christopher Carthy: Plus, he doesn't want to get involved and renovating mores.

857

01:32:48.690 --> 01:33:02.670

Christopher Carthy: Patio. But if a Moray had five feet of planter in that corner that would eliminate the variance for the applicant so they wouldn't have to call apply, but I guess it better off just call applying and making that work.

858

01:33:03.540 --> 01:33:08.880

Adam Kaufman: Well, yes, there can't be the patio on five feet of that on either side of the one

859

01:33:10.080 --> 01:33:12.600

Christopher Carthy: That really be a mores headache, not his headache.

860

01:33:13.020 --> 01:33:14.640

Adam Kaufman: Well, that's the scenario, we've

861

01:33:16.050 --> 01:33:16.650

Christopher Carthy: Just got

862

01:33:19.680 --> 01:33:26.940

Christopher Carthy: Rolling so he is going to get a variance for the for the mores patio.

863

01:33:28.200 --> 01:33:36.750

Christopher Carthy: Rolling just bear with me because I'm just trying to figure out now the the cooler is invading the property. Why does he need

864

01:33:38.160 --> 01:33:43.170

Christopher Carthy: What is the, what is the requirement for the building to be off the property line there, you know,

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01:33:43.650 --> 01:33:48.060

Adam Kaufman: That we'd have to check with Rob, what he's going to follow that line and other enough

866

01:33:49.470 --> 01:34:06.030

Christopher Carthy: Because if that's the zero line that's zero, that he can have the prop if he can have the building up to the property line to zero. Then he doesn't need a variance for that cooler. He just needs easement gifted zero obviously anything bigger than zero, then he needs easement.

867

01:34:06.150 --> 01:34:07.290

Adam Kaufman: For what you're not

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01:34:08.610 --> 01:34:13.470

Adam Kaufman: Appreciating this right, if this is the this is the front and then

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01:34:14.040 --> 01:34:18.450

Christopher Carthy: The last thing we have what's the front. Oh, yep, yep, yep, yep, yep.

870

01:34:18.540 --> 01:34:19.530

Adam Kaufman: This is a rear

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01:34:19.710 --> 01:34:24.210

Adam Kaufman: Yep. Right. And if you're building this building needs a rear guard second

872

01:34:24.270 --> 01:34:35.070

Christopher Carthy: Okay, that's what I'm getting at. Okay, fine. So that's a real your setback. Right. That makes sense. So okay, so there is some we're your setback, obviously it's not zero.

873

01:34:36.240 --> 01:34:37.290

Adam Kaufman: I believe that

874

01:34:38.010 --> 01:34:41.940

Christopher Carthy: Okay. All right. Well, that answers that question as long as it's not zero.

875

01:34:42.330 --> 01:34:46.560

Leo Napior: Were showing up. This is the 30 foot very hard. You can kind of see that

876

01:34:46.680 --> 01:34:59.400

Christopher Carthy: Oh. Oh, thank you. Definitely. Then your, your, your waist. Yeah. Okay, fine. Okay, that was helpful. Thank you, that was

helpful. Now, so role and he's going to get a variance for the patio. The core

877

01:35:01.080 --> 01:35:04.980

Christopher Carthy: Does he does, he vacuum need balance.

878

01:35:06.330 --> 01:35:11.250

Adam Kaufman: That was a question you need to answer whether that's a structure that I

879

01:35:11.640 --> 01:35:13.710

Adam Kaufman: It is not a structure, but

880

01:35:13.770 --> 01:35:14.700

Adam Kaufman: He's got to confirm

881

01:35:15.690 --> 01:35:18.450

Christopher Carthy: So you can put equipment in the side yard setback.

882

01:35:18.930 --> 01:35:20.970

Adam Kaufman: Well, the code talks about structures.

883

01:35:22.440 --> 01:35:27.060

Adam Kaufman: And whether or not that air machines mission is a structure on

884

01:35:30.090 --> 01:35:36.360

Christopher Carthy: HBC generator enclosure for example is in the side yard setback and that's legal according to this right

885

01:35:40.080 --> 01:35:40.680

Adam Kaufman: That

886

01:35:44.550 --> 01:35:52.290

Adam Kaufman: Don't I don't know. That's again Rob's gonna have to determine whether or not that's a structure that needs to require a setback.

887

01:35:52.830 --> 01:35:59.400

Christopher Carthy: So we need to get those questions answered. Because that could be a little bit of a headache for them to they should know if they're going to need a variance for

888

01:35:59.460 --> 01:36:01.080

Adam Kaufman: I do not think they do but

889

01:36:01.740 --> 01:36:03.000

Adam Kaufman: Need to be under percent

890

01:36:04.320 --> 01:36:05.940

Roland Baroni: Do we we don't we don't

891

01:36:07.440 --> 01:36:10.560

Roland Baroni: Declare generators being structured is do we

892

01:36:11.880 --> 01:36:12.240

Adam Kaufman: Want

893

01:36:12.750 --> 01:36:18.000

Adam Kaufman: Residential residential project. There are certain requirements in the code.

894

01:36:18.300 --> 01:36:24.240

Adam Kaufman: Yeah, I don't, I don't know if that's going to apply your or not. I don't think it does.

895

01:36:24.900 --> 01:36:27.000

Roland Baroni: Okay. But Rob has to determine the

896

01:36:28.500 --> 01:36:30.270

Adam Kaufman: Best that we know the answer to that.

897

01:36:30.660 --> 01:36:31.200

Yeah.

898

01:36:37.980 --> 01:36:46.050

Christopher Carthy: lost my train of thought. But anyway, those are their variances, they have to go for a while. I know we're thinking we were the position we were going to

899

01:36:46.650 --> 01:36:57.420

Christopher Carthy: What was important is that we need to refer them to the CVA and and the attorney for the CVA asked us for a referral positive and negative so

900

01:36:58.440 --> 01:37:04.020

Christopher Carthy: I just want, but you have to know exactly what the variances are. I don't know that yet. Well,

901

01:37:04.920 --> 01:37:07.980

Christopher Carthy: That's my point. I mean, right now it's silly for us to say

902

01:37:09.030 --> 01:37:20.280

Christopher Carthy: We'd be giving them like a blanket license. So I think what we need to do is send this application back and and have them define exactly what the variances are

903

01:37:20.670 --> 01:37:32.280

Leo Napior: So to be clear, the only variants application that we're interested in making is the backup file here being less than 2425 feet.

904

01:37:33.030 --> 01:37:42.450

Leo Napior: It's 16 three to the extent that these encroachments need variances that should be a more a when they come in and will certainly cosine, or you know sign

905

01:37:43.050 --> 01:37:52.680

Leo Napior: Application, they need to make in order to get their variances. But I'd not like to have our approval married to them chasing those

906

01:37:53.070 --> 01:37:57.660

Roland Baroni: Well, I agree with that. Leo, but then you also have down the generator enclosure.

907

01:37:58.320 --> 01:37:58.500

I'm

908

01:37:59.880 --> 01:38:01.140

Roland Baroni: Not sure I

909

01:38:01.230 --> 01:38:07.560

Leo Napior: Understood. And so I had those I have notes on those items that we need to speak to rob to see if these there's only combined locations, how he treats.

910

01:38:07.560 --> 01:38:07.980

Joe Cermele: This

911

01:38:08.490 --> 01:38:21.030

Leo Napior: I take typically in those towns. I've worked in your, your refuse enclosure. Your HBA see enclosure doesn't have a rear yard setback requirement in a commercial district, but

912

01:38:21.060 --> 01:38:22.500

Leo Napior: I'll put the robin

913

01:38:22.530 --> 01:38:26.820

Leo Napior: I'll take a look at the code myself. I'm just hadn't been flagged before and

914

01:38:27.180 --> 01:38:34.710

Christopher Carthy: What about the page picnic area just to be compliant. Did you want to go for a variance there. And do you think you want to amend that garden so that you're

915

01:38:35.640 --> 01:38:37.620

Leo Napior: Talking about adding some green space here and

916

01:38:37.620 --> 01:38:38.580

Christopher Carthy: Yes, yeah.

917

01:38:39.240 --> 01:38:47.610

Leo Napior: I don't know if Adam, if I heard you correctly, but I don't think the intent is to make this an elevated patio. I mean, there may be a slight curve and then a paper system, but it pretty much will be agreed.

918

01:38:49.170 --> 01:38:54.810

Leo Napior: I believe a mores over here is actually set up some in the air a little bit of my wrong about that.

919

01:38:55.560 --> 01:38:56.010

Yeah.

920

01:38:57.510 --> 01:39:03.030

Adam Kaufman: I think if you saw that with the additional planting and being at least buy property line, it's just

921

01:39:04.140 --> 01:39:04.470

Danny Porco: Know,

922

01:39:05.790 --> 01:39:07.590

Leo Napior: That that should that should be easy to achieve.

923

01:39:07.950 --> 01:39:08.220

Yep.

924

01:39:09.870 --> 01:39:14.520

Christopher Carthy: I mean, you don't want people backing into that area. You don't want people treating that like a parking space.

925

01:39:14.670 --> 01:39:20.610

Leo Napior: Know, certainly, it wouldn't be flushed flush, there would be a curb. I was just saying it's not going to be at retaining wall and steps are

926

01:39:20.670 --> 01:39:21.570

Christopher Carthy: No, of course not.

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01:39:21.690 --> 01:39:25.800

Christopher Carthy: Of course, not just trying to make it easier for you, Leo, not more difficult, actually.

928

01:39:26.130 --> 01:39:26.640

Leo Napior: I got it.

929

01:39:31.410 --> 01:39:34.380

Christopher Carthy: Okay, again I I'm done, saying what I have to say.

930

01:39:37.470 --> 01:39:37.860

Christopher Carthy: Jim

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01:39:38.400 --> 01:39:39.390

Jim Jensen: I'm good. Yeah.

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01:39:39.840 --> 01:39:40.800

Christopher Carthy: Anything else

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01:39:43.200 --> 01:39:45.570

Leo Napior: I guess matter. I just have a question of process.

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01:39:46.560 --> 01:39:59.250

Leo Napior: We can certainly make applications out to architects review and conservation. Once I have clarity from Rob melillo on what additional variances, if any, will need except for the backup I'll

935

01:39:59.790 --> 01:40:08.850

Leo Napior: Do we need to come back and have another meeting to be referred out or is it just, this is the only one we need and you guys can refer us out administratively, or I just don't know how you handle that.

936

01:40:09.390 --> 01:40:11.730

Christopher Carthy: I don't think you're coming back.

937

01:40:12.060 --> 01:40:12.450

Okay.

938

01:40:14.490 --> 01:40:15.750

Leo Napior: Understood. Yeah.

939

01:40:17.160 --> 01:40:18.480

Leo Napior: Do we, do we had your

940

01:40:19.680 --> 01:40:23.160

Leo Napior: Blessing so to speak at this point to proceed architectural review and conservation.

941

01:40:23.400 --> 01:40:25.980

Christopher Carthy: Yes, I'm, I'm okay with that, gentlemen.

942

01:40:26.490 --> 01:40:27.480

Larry Ruisi: Yeah I'm good with it.

943

01:40:27.720 --> 01:40:28.710

Christopher Carthy: Okay, Larry.

944

01:40:29.430 --> 01:40:33.540

Christopher Carthy: I'll make a motion to send them to the conservation board into the architectural review board.

945

01:40:34.980 --> 01:40:36.720

Jim Jensen: Second that double second

946

01:40:37.410 --> 01:40:38.760

Christopher Carthy: Well, they're all in favor

947

01:40:40.050 --> 01:40:41.640

Christopher Carthy: Who seconded by the way.

948

01:40:41.880 --> 01:40:42.270

Jim Jensen: Five years

949

01:40:43.770 --> 01:40:44.550

Christopher Carthy: Now,

950

01:40:46.380 --> 01:40:46.950

Christopher Carthy: Okay.

951

01:40:48.000 --> 01:40:51.750

Christopher Carthy: So I made the motion seconded on any carry three boats.

952

01:40:52.560 --> 01:40:53.010

Valerie B Desimone: Thank you.

953

01:40:54.750 --> 01:40:55.470

Leo Napior: Thank you, gentlemen.

954

01:40:55.770 --> 01:40:56.160

Christopher Carthy: All right.

955

01:40:57.630 --> 01:40:59.340

Christopher Carthy: Looking forward to seeing is done.

956

01:41:00.720 --> 01:41:01.440

Danny Porco: Thank you.

957

01:41:01.590 --> 01:41:03.420

Leo Napior: Thank you. Have a good night. Okay.

958

01:41:07.590 --> 01:41:08.100

Adam Kaufman: Okay.

959

01:41:09.450 --> 01:41:10.050
That's one.

960
01:41:12.360 --> 01:41:13.050
Christopher Carthy: Avenue.

961
01:41:29.370 --> 01:41:29.730
mark: Okay.

962
01:41:31.020 --> 01:41:32.880
mark: So I made a motion seconded.

963
01:41:33.960 --> 01:41:35.190
mark: Three books. Thank

964
01:41:37.890 --> 01:41:38.130
Christopher Carthy: You

965
01:41:43.140 --> 01:41:44.340
Adam Kaufman: So Mark,

966
01:41:45.810 --> 01:41:58.860
Adam Kaufman: Why don't you turn off the web version of the meeting and
or, at least, turn the sound off and then you can unmute yourself and
enjoying this meeting and you can start

967
01:42:01.980 --> 01:42:02.340
mark: How you doing,

968
01:42:04.320 --> 01:42:05.310
Sarah Murray: Hi, good evening.

969
01:42:05.910 --> 01:42:06.480
Whoo.

970
01:42:07.590 --> 01:42:09.330
Adam Kaufman: All right. Sorry about the weight.

971
01:42:12.090 --> 01:42:13.830
Adam Kaufman: You guys are up. Do you want to

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01:42:13.890 --> 01:42:19.830

Adam Kaufman: Take the board through what you're you're proposing and give us a little background what's happening out here.

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01:42:20.250 --> 01:42:21.000

Sure.

974

01:42:22.380 --> 01:42:25.650

Sarah Murray: All right, I have my screen share. Can everyone see it.

975

01:42:26.910 --> 01:42:27.570

Sarah Murray: Okay, great.

976

01:42:29.400 --> 01:42:39.150

Sarah Murray: Alright so I'm here on behalf of the property located at Lafayette Avenue, which is currently occupied by growth products.

977

01:42:41.640 --> 01:42:50.670

Sarah Murray: The, the application is for site plan approval for the current use which is both office and warehouse space.

978

01:42:52.050 --> 01:43:01.740

Sarah Murray: It appears there hasn't been a updated site plan obtained for this property, since the previous application and the 16th, I believe, for

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01:43:02.070 --> 01:43:03.090

Sarah Murray: Its uses a bakery.

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01:43:06.030 --> 01:43:11.700

Sarah Murray: We had actually previously been in front of you. A few years back in 2016

981

01:43:11.940 --> 01:43:13.470

Sarah Murray: For this property as well.

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01:43:14.400 --> 01:43:16.290

Sarah Murray: At the time they were planning to

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01:43:17.460 --> 01:43:21.450

Sarah Murray: Put a second story addition onto the existing one story building

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01:43:22.770 --> 01:43:32.940

Sarah Murray: This work was never completed and as far as I'm aware, there's no intention to complete that work. So we're here now to have the existing building

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01:43:34.050 --> 01:43:36.900

Sarah Murray: site plan approved as it as it stands today.

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01:43:39.000 --> 01:43:44.340

Sarah Murray: The existing building is about little less than 16,000 square feet has both

987

01:43:45.780 --> 01:43:53.970

Sarah Murray: Office Space and warehouse space, but the primary function, being a warehouse. I just pulled up the floor plan here.

988

01:43:56.580 --> 01:44:03.600

Sarah Murray: So essentially three primary functions in the building at the front of the building is is the main office space.

989

01:44:04.920 --> 01:44:17.400

Sarah Murray: There are only about three to four staff members here in an administrative function and the remainder of the building consists of both heated and unheated storage space.

990

01:44:20.160 --> 01:44:27.450

Sarah Murray: There's a combination of different things that are stored in the building, both raw materials and and finished goods.

991

01:44:28.620 --> 01:44:32.070

Sarah Murray: This building actually works in conjunction with

992

01:44:34.020 --> 01:44:50.910

Sarah Murray: Another property on West Merlin Avenue, where they bring the raw materials and have them process into fertilizer, then these materials are brought back to this property on Lafayette, where they're packaged and stored until they're shipped.

993

01:44:55.020 --> 01:44:57.420

Adam Kaufman: Or where's that other facility located

994

01:44:57.870 --> 01:45:04.050

Sarah Murray: I don't know the exact address. I know it's on Westmoreland Avenue. I don't know. Mark, do you know where exactly where that is.

995

01:45:04.380 --> 01:45:11.700

mark: Yeah, it brings in a corner. So he shares to address as 25 homes street in 19 was more than Avenue.

996

01:45:13.170 --> 01:45:14.130

Adam Kaufman: Where we're at what

997

01:45:14.820 --> 01:45:16.200

Adam Kaufman: What municipality is that it

998

01:45:17.940 --> 01:45:19.110

Christopher Carthy: Probably White Plains, I

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01:45:19.110 --> 01:45:19.920

Sarah Murray: Think it's white plain

1000

01:45:20.250 --> 01:45:20.430

White

1001

01:45:21.690 --> 01:45:21.930

mark: Okay.

1002

01:45:23.460 --> 01:45:28.320

Adam Kaufman: All right. You know, I think that's a pretty good good background.

1003

01:45:30.480 --> 01:45:31.290

Adam Kaufman: You know, I think what

1004

01:45:31.500 --> 01:45:34.980

Adam Kaufman: At least in my comments to the board. We're trying to get a better understanding

1005

01:45:35.400 --> 01:45:40.770

Adam Kaufman: And you address some of that tonight. What is happening in the building. You know what type of

1006

01:45:41.850 --> 01:45:51.540

Adam Kaufman: Of chemicals are being stored and, you know, what are they and what's happening facility. So, you know, getting that to us will be helpful.

1007

01:45:53.340 --> 01:45:57.990

Sarah Murray: Yes, and I know the ownership has, you know, been in touch with

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01:45:58.830 --> 01:46:04.710

Sarah Murray: The building department and that they've kind of begun to get together all the necessary paperwork, having to do with

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01:46:05.100 --> 01:46:14.400

Sarah Murray: The materials that are being stored in the building, but I know there's a lot of items on the comments that are identified that we have to work through and get all that information over

1010

01:46:15.030 --> 01:46:23.520

Adam Kaufman: Can you just reiterate the relationship between this site in the slides that are happening in White Plains, I just, I didn't quite get what was happening here.

1011

01:46:23.940 --> 01:46:30.000

Sarah Murray: Yeah. So I guess the purpose of mentioning that is just to say that this building is primarily

1012

01:46:30.030 --> 01:46:31.710

Sarah Murray: Just use for storage.

1013

01:46:32.220 --> 01:46:36.330

Sarah Murray: The actual processing of all the raw materials is done at a separate facility.

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01:46:36.780 --> 01:46:38.190

Sarah Murray: And then brought back to this building.

1015

01:46:42.330 --> 01:46:44.640

Larry Ruisi: And in the end product is what

1016

01:46:46.440 --> 01:46:47.400

Sarah Murray: Fertilizers

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01:46:53.430 --> 01:46:54.480

Christopher Carthy: Ammonium nitrate.

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01:46:56.160 --> 01:46:56.730

mark: No, sir.

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01:47:00.930 --> 01:47:09.480

mark: Basically I could explain a little bit more. Basically, what we do is liquid fertilizer. We do nitrogen solutions and we do mostly organic solutions.

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01:47:10.890 --> 01:47:12.450

mark: We also do micronutrients.

1021

01:47:13.740 --> 01:47:16.260

mark: And there's no ammonium nitrate on any of

1022

01:47:16.320 --> 01:47:17.280

mark: Our processing.

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01:47:18.150 --> 01:47:26.160

mark: We have, we provide Robert in the department, the fire department, a list of all the raw materials that we storage and at Lafayette.

1024

01:47:27.210 --> 01:47:34.230

mark: Some of them are Hatteras. Um, we have oxidizer say mostly

1025

01:47:35.640 --> 01:47:47.130

mark: Every 10th and in basically obelisk. In the end, tonight application will surrender to our Monday, the Department of building and a fire department.

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01:47:49.380 --> 01:47:58.890

Christopher Carthy: Adam, how different is this application from the application we had with the company and our mom who took over that aluminum building and still building mean granted that was on a stream.

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01:47:59.850 --> 01:48:05.760

Adam Kaufman: Yeah i don't know how i mean they're different products being scored there.

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01:48:07.170 --> 01:48:13.410

Adam Kaufman: You know, I think we'll have a lot of much better sense of exactly what's happening when they have to respond to

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01:48:13.950 --> 01:48:27.450

Adam Kaufman: To the comments right I definitely suggest that we hire.

Ah, yes. Again, who used in that review to get some expertise on the type of material that stored in here and I don't have

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01:48:29.070 --> 01:48:29.340

Christopher Carthy: Yeah.

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01:48:29.400 --> 01:48:31.950

Adam Kaufman: Yeah, no, I definitely recommend to do that.

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01:48:33.720 --> 01:48:38.880

Adam Kaufman: So I think it's similar issues, how significant issues are. We don't know yet. Right.

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01:48:41.040 --> 01:48:49.440

Adam Kaufman: Besides, what's happening in the building. What's being stored in the building where there are some access questions or issues that I brought up.

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01:48:50.640 --> 01:48:55.950

Adam Kaufman: About what's happening in the front of the building and the parking. We looked at this back in 2016

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01:48:56.070 --> 01:48:56.430

Christopher Carthy: But

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01:48:56.670 --> 01:48:58.500

Adam Kaufman: The African had a slightly

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01:48:58.560 --> 01:49:04.050

Adam Kaufman: Improved plan for the front edge in terms of how cars with parking the trucks access

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01:49:05.550 --> 01:49:11.820

Adam Kaufman: You know, I think there should be some discussion about potentially implementing that plan involved some construction.

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01:49:13.650 --> 01:49:16.320

Adam Kaufman: But you know, that's something to watch and think about

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01:49:18.570 --> 01:49:21.420

Adam Kaufman: Some of the I think all the other comments are

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01:49:22.500 --> 01:49:30.090

Adam Kaufman: The outcomes going to get an operating permit from the building department some insurance, since you're talking about chemical stores with that look like

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01:49:30.780 --> 01:49:46.200

Adam Kaufman: You can discuss later on. But I think the main points are understanding what's happening in the building was being stored in there and getting that to the building department fire department tension release performance and then access from the street or the other main issues.

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01:49:50.880 --> 01:49:52.410

Christopher Carthy: That's, that's a lot of work.

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01:49:53.550 --> 01:49:58.980

Adam Kaufman: Yeah, I think, you know, we expect them to go back and and address these and come back to us.

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01:50:01.260 --> 01:50:03.150

Sarah Murray: In terms of the procedure.

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01:50:04.530 --> 01:50:13.080

Sarah Murray: You know, we had spoken with Rob melillo when we at first, you know, gotten on board with this project and I had understood

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01:50:14.760 --> 01:50:19.320

Sarah Murray: That the operating permit could potentially come after the

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01:50:20.400 --> 01:50:21.270

Sarah Murray: The planning board.

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01:50:21.390 --> 01:50:22.830

Sarah Murray: That's correct process. Okay.

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01:50:24.060 --> 01:50:24.300

Adam Kaufman: Okay.

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01:50:25.140 --> 01:50:32.850

Sarah Murray: So we'll be working with with them on that item while we're sorting out the remainder of the comments that you've issued. Yep.

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01:50:34.110 --> 01:50:36.870

Christopher Carthy: So what's your status know who they have a stop or quarter.

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01:50:38.370 --> 01:50:41.610

Adam Kaufman: Oh, I don't know. I don't think they did.

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01:50:42.750 --> 01:50:46.740

Adam Kaufman: So I don't think it's a stop work or I'm just assuming it is a notice of violation.

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01:50:47.040 --> 01:50:50.100

Adam Kaufman: So, and, you know, the remedy being getting the site, we have

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01:50:51.870 --> 01:50:56.430

Christopher Carthy: Some is still able to operate in there still operating in and out of the building right now.

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01:50:57.090 --> 01:50:57.690

Adam Kaufman: I'm assuming

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01:50:58.020 --> 01:50:58.740

Adam Kaufman: They're operating

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01:50:58.890 --> 01:51:00.390

Sarah Murray: Yes, they are operating

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01:51:03.630 --> 01:51:12.930

Adam Kaufman: You know, if you look at what Rob sent to the app that the notice of violation, you know, the remedy is come to the planning board and get cycling. Most of these

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01:51:18.240 --> 01:51:18.600

Christopher Carthy: Okay.

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01:51:20.010 --> 01:51:20.460

Christopher Carthy: Well,

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01:51:21.600 --> 01:51:22.950

Christopher Carthy: Yeah, a lot of work to do.

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01:51:25.890 --> 01:51:30.030

Adam Kaufman: Any, any discussion from the applicants. Any questions you want to go over now.

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01:51:31.080 --> 01:51:35.670

Sarah Murray: Um, there were a couple things that I'd like to go through with you, if you don't mind.

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01:51:38.400 --> 01:51:44.310

Sarah Murray: You know, I, I'm not too familiar with the, the original submission back in 2016 unfortunately I

1067

01:51:44.310 --> 01:51:45.240

Sarah Murray: Was not involved.

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01:51:45.750 --> 01:51:56.100

Sarah Murray: With that job. So I'm kind of wrapping my head around what the changes were that were proposed previously and how we can, you know, start to incorporate some of those changes into this application.

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01:51:59.190 --> 01:52:02.670

Sarah Murray: Believe it. There's a couple issues with the parking

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01:52:04.650 --> 01:52:11.190

Sarah Murray: One of which is the fact that all of these parking spaces have to back out directly onto Lafayette Avenue.

1071

01:52:12.420 --> 01:52:15.630

Sarah Murray: Which I believe is the case for for a lot of the buildings.

1072

01:52:16.110 --> 01:52:17.370

Sarah Murray: On the street.

1073

01:52:18.390 --> 01:52:21.480

Sarah Murray: It seemed that the the previous application.

1074

01:52:23.040 --> 01:52:23.490

Sarah Murray: That

1075

01:52:24.960 --> 01:52:29.760

Sarah Murray: The. Well, I'm not even sure whether they obtained a separate variants or whether they

1076

01:52:29.820 --> 01:52:33.450

Sarah Murray: Were not required to obtain the variance, because of the other improvements that were

1077

01:52:33.660 --> 01:52:35.340

Adam Kaufman: No, no, they got there.

1078

01:52:35.370 --> 01:52:36.120

Sarah Murray: They got married.

1079

01:52:36.840 --> 01:52:40.410

Adam Kaufman: Yeah, I think the question is, is that still applicable and valid.

1080

01:52:41.640 --> 01:52:43.050

Adam Kaufman: In depending on that answer.

1081

01:52:44.070 --> 01:52:51.990

Adam Kaufman: Will know whether or not you need to go back to the zoning board, but to go, but that was based on a slightly different plan right so

1082

01:52:53.220 --> 01:53:02.250

Sarah Murray: Correct. I mean, the, the, the layout of the site itself, it's essentially the same as the previous

1083

01:53:02.700 --> 01:53:13.890

Sarah Murray: Application. So, so the additional parking spaces that were proposed and the elimination of one or two of the loading docks, actually, in order to put those parking spaces in I believe is still feasible.

1084

01:53:16.170 --> 01:53:18.930

Sarah Murray: I believe that the only difference between

1085

01:53:20.190 --> 01:53:25.200

Sarah Murray: The previous application. And this one is that there was an additional parking space.

1086

01:53:25.740 --> 01:53:29.970

Sarah Murray: At the front of the property where there's now a trash containment area.

1087

01:53:30.300 --> 01:53:32.550

Adam Kaufman: Yep garbage was moved to

1088

01:53:34.080 --> 01:53:35.040

A It was gonna move

1089

01:53:36.150 --> 01:53:41.370

Sarah Murray: To the side of the property. So that's something I have to review with ownership to see how feasible, that is, but

1090

01:53:45.180 --> 01:53:50.370

Adam Kaufman: Yeah. And if you do that it would eliminate the need for you to get an Austrian parking variants possibly

1091

01:53:54.960 --> 01:53:58.410

Sarah Murray: Because the previous variants, but still stand or because

1092

01:53:59.130 --> 01:54:02.340

Adam Kaufman: Because then you'd have 20 parking spaces which is I believe what you need.

1093

01:54:04.350 --> 01:54:06.000

Sarah Murray: What we currently have, I believe,

1094

01:54:07.440 --> 01:54:09.000

Sarah Murray: When we go back to the site plan.

1095

01:54:10.560 --> 01:54:18.450

Sarah Murray: We have 13 we would be able to put in. I believe there's five more that we can fit on the side of the property. So bring us 18

1096

01:54:19.980 --> 01:54:24.840

Sarah Murray: If they were able to move this containment, then we will be at 19 so it's still be one short

1097

01:54:25.920 --> 01:54:35.310

Adam Kaufman: Okay. Well, we could go. We could double check that offline. My recollection was that the plan previously approved at 20 up there but I

1098

01:54:36.720 --> 01:54:38.340

Joe Cermele: Don't know if I remember right, I think.

1099

01:54:39.510 --> 01:54:42.960

Joe Cermele: In order to correct the ADA compliance with the access file.

1100

01:54:44.400 --> 01:54:50.130

Joe Cermele: Right now there's kind of a dead spot behind that utility pole at the north end of the site.

1101

01:54:51.390 --> 01:54:57.990

Joe Cermele: Number. I think that may have been converted to the access file with the ADA space. They're showing their number two and

1102

01:54:58.830 --> 01:55:09.600

Joe Cermele: There because they need, they would have needed a ramp to the front door. I believe they reconfigured that where that that had stereo that's shown now with some minor shifting those spaces, they were able to accommodate another parking space there.

1103

01:55:10.680 --> 01:55:11.340

Adam Kaufman: So it may

1104

01:55:11.940 --> 01:55:12.720

Sarah Murray: Have to review.

1105

01:55:13.200 --> 01:55:21.270

Adam Kaufman: Okay, the week of we you know we can discuss that you can have a meeting, Joe and myself, and you will go over that those, you know,

1106

01:55:21.330 --> 01:55:22.320

Sarah Murray: Okay, great.

1107

01:55:25.020 --> 01:55:31.380

Sarah Murray: Just, just skimming through the comments quickly to see if there's anything else, specifically that I wanted to discuss with you.

1108

01:55:32.640 --> 01:55:35.340

Sarah Murray: I mean, there's also obviously the issue.

1109

01:55:36.690 --> 01:55:45.210

Sarah Murray: With the parking backing out directly onto Lafayette Avenue. I don't know whether this had come up before as requiring a variance. I know it was noted

1110

01:55:45.480 --> 01:55:45.990

Sarah Murray: Here.

1111

01:55:46.260 --> 01:55:47.070

Sarah Murray: It was also

1112

01:55:47.640 --> 01:55:49.200

Adam Kaufman: When they receive that variance

1113

01:55:49.620 --> 01:56:00.270

Christopher Carthy: Okay. So, Adam. She's asking a little was if she has 20 spaces on the site. Those 20 spaces of backing out on to Lafayette period. Correct.

1114

01:56:00.570 --> 01:56:01.500

Sarah Murray: Correct, correct.

1115

01:56:01.650 --> 01:56:04.500

Christopher Carthy: Oh, is that the count the quantity count.

1116

01:56:05.550 --> 01:56:11.040

Christopher Carthy: Separate from the backing out onto Lafayette. Oh, those two different variances.

1117

01:56:11.430 --> 01:56:16.200

Adam Kaufman: Well, if there are 20 spaces. Ultimately, then, though they have what they need.

1118

01:56:16.860 --> 01:56:21.390

Christopher Carthy: They have what they need in terms of quantity but they still have a variance to back out.

1119

01:56:25.650 --> 01:56:26.040

Adam Kaufman: Right.

1120

01:56:26.370 --> 01:56:27.630

Adam Kaufman: They will need to get a variance

1121

01:56:27.630 --> 01:56:30.900

Adam Kaufman: To they receive that various back in 2016

1122

01:56:30.960 --> 01:56:33.210

Christopher Carthy: Will start asking, does that means

1123

01:56:33.480 --> 01:56:39.990

Christopher Carthy: The variance to back out onto Lafayette not barbarians carries through to this plan. Is that correct,

1124

01:56:40.170 --> 01:56:43.260

Adam Kaufman: I don't know. That's the question I'm asking. I don't know what

1125

01:56:43.410 --> 01:56:45.840

Adam Kaufman: It takes to that variance. Looks like I don't know if they

1126

01:56:47.160 --> 01:56:49.260

Adam Kaufman: Qualify or on it or was loaded

1127

01:56:51.930 --> 01:56:53.610

Adam Kaufman: Yeah, but that's the question I have.

1128

01:56:55.650 --> 01:57:00.570

Sarah Murray: Is that something that I should reach out to the Zoning Board directly to to discuss

1129

01:57:03.930 --> 01:57:05.910

Adam Kaufman: Yes, and it would be the buildings back

1130

01:57:06.360 --> 01:57:07.680

Sarah Murray: To the building inspector. Okay.

1131

01:57:22.710 --> 01:57:23.850

Sarah Murray: Okay, I think.

1132

01:57:24.990 --> 01:57:29.100

Sarah Murray: The majority of the comments are pretty self explanatory.

1133

01:57:32.070 --> 01:57:36.090

Sarah Murray: So I think, I think that pretty much sums up my specific questions.

1134

01:57:42.060 --> 01:57:50.880

Sarah Murray: So in terms of next steps obviously will have to go through and address all these comments and have this application resubmitted to the planning board.

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01:57:53.700 --> 01:57:57.150

Sarah Murray: What would be the date of the next meeting.

1136

01:57:59.670 --> 01:57:59.910

Christopher Carthy: To

1137

01:58:00.330 --> 01:58:00.780

Christopher Carthy: Go over

1138

01:58:01.530 --> 01:58:04.680

Adam Kaufman: Yes. So yes, that meeting, you'd have to submit

1139

01:58:05.700 --> 01:58:10.290

Adam Kaufman: Well, I don't know what is the submission usually two days after the meeting.

1140

01:58:10.890 --> 01:58:12.060

Joe Cermele: Normally would have been today.

1141

01:58:12.390 --> 01:58:12.750

Right.

1142

01:58:14.970 --> 01:58:16.080

Larry Ruisi: You're not going to make that one.

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01:58:16.350 --> 01:58:16.740

Yeah.

1144

01:58:18.240 --> 01:58:18.570

Sarah Murray: Okay.

1145

01:58:18.630 --> 01:58:19.830

Adam Kaufman: We meet two weeks.

1146

01:58:19.890 --> 01:58:21.330

Adam Kaufman: Essentially, so whenever

1147

01:58:21.540 --> 01:58:23.040

Adam Kaufman: Know compile the information

1148

01:58:23.280 --> 01:58:24.690

Adam Kaufman: We can meet offline if we need

1149

01:58:24.690 --> 01:58:30.630

Adam Kaufman: To. And then when you're ready to come back. We meet every two weeks, and we'll get you on the next Open evening.

1150

01:58:30.990 --> 01:58:31.290

Sarah Murray: Okay.

1151

01:58:31.950 --> 01:58:40.290

Valerie B Desimone: Very good. Submit on Tuesday or 13th for the 25th meeting is our next one that's really kind of feasible for you.

1152

01:58:40.710 --> 01:58:41.100

Okay.

1153

01:58:43.830 --> 01:58:44.160

Christopher Carthy: And that's

1154

01:58:44.220 --> 01:58:46.830

Valerie B Desimone: noon today 13th at noon.

1155

01:58:47.340 --> 01:58:49.830

Sarah Murray: Right, got it. Okay, perfect.

1156

01:58:54.420 --> 01:58:56.430

Valerie B Desimone: And then I took a look at our files. We do have signed

1157

01:58:56.430 --> 01:59:00.840

Valerie B Desimone: Plans for a Lafayette back in 2017 and a resolution, we can forward that to you.

1158

01:59:00.840 --> 01:59:03.630

Valerie B Desimone: Tomorrow, you can get a better understanding of

1159

01:59:04.980 --> 01:59:06.510

Valerie B Desimone: What previously approved.

1160

01:59:06.930 --> 01:59:08.220

Sarah Murray: That would be helpful. Thank you.

1161

01:59:09.990 --> 01:59:10.260

Thank you.

1162

01:59:17.790 --> 01:59:18.720

Christopher Carthy: Okay, so

1163

01:59:21.060 --> 01:59:23.460

Sarah Murray: I know I don't believe so. Thank you all so much for your time.

1164

01:59:26.070 --> 01:59:26.610

Sarah Murray: Good night.

1165

01:59:29.220 --> 01:59:29.760

Sarah Murray: Speakers

1166

01:59:36.810 --> 01:59:41.280

Christopher Carthy: I don't need to do a sidewalk. I've been there, you know,

1167

01:59:43.050 --> 01:59:43.590

Christopher Carthy: Jim

1168

01:59:44.910 --> 01:59:47.070

Jim Jensen: I know the site. I think it

1169

01:59:49.110 --> 01:59:55.170

Jim Jensen: You know, I think it's important probably that the, you know, we went through a lot of effort last time and the previous I plan approvals from familiar with the site.

1170

01:59:56.490 --> 02:00:04.380

Jim Jensen: Just have that information gets passed over to Sarah and the applicant. At least he's doing the work. Now for that the truck loading area improvements.

1171

02:00:05.460 --> 02:00:06.870

Jim Jensen: Coordination I thought we came up with the

1172

02:00:09.180 --> 02:00:10.860

Jim Jensen: Best possible outcome on that one.

1173

02:00:11.250 --> 02:00:19.830

Christopher Carthy: It might just take a look at that application if you wanted to, on the TV when we, when we voted up in 2017 Larry, you know,

1174

02:00:20.160 --> 02:00:21.750

Christopher Carthy: There's a lot of work to be honest. Yeah.

1175

02:00:21.900 --> 02:00:24.420

Larry Ruisi: I'm familiar with the building, but I can look through it.

1176

02:00:24.720 --> 02:00:36.510

Christopher Carthy: I mean they were proposing to put a second story on the building. There was a lot of work but you know you want to spend a little time on it. And if you want to go look at it. I'm happy to take a ride with you if you want to go look at

1177

02:00:37.560 --> 02:00:38.040

Christopher Carthy: Sophia

1178

02:00:38.580 --> 02:00:39.720

Larry Ruisi: I, as I said, I

1179

02:00:39.960 --> 02:00:42.720

Larry Ruisi: I've been past that. But I, you know, let me let me look at

1180

02:00:43.500 --> 02:00:45.390

Larry Ruisi: What you did in 17 right from there.

1181

02:00:45.870 --> 02:00:46.560

Christopher Carthy: Okay, thank you.

1182

02:00:47.610 --> 02:00:50.940

Christopher Carthy: Alright, so I think we're done for the night.

1183

02:00:52.500 --> 02:00:53.520

Christopher Carthy: My still frozen.

1184

02:00:55.650 --> 02:00:56.490

Yep. Yeah.

1185

02:00:58.170 --> 02:00:59.700

Adam Kaufman: Sometimes a little bit

1186

02:01:00.990 --> 02:01:04.530

Christopher Carthy: All right, I'll make a motion to close the planning board meeting.

1187

02:01:05.730 --> 02:01:06.240

Larry Ruisi: Back in

1188

02:01:07.260 --> 02:01:07.800

Christopher Carthy: Favor

1189

02:01:08.010 --> 02:01:08.460

Jim Jensen: Aye.

1190

02:01:09.030 --> 02:01:09.420

Aye. Thank

1191

02:01:10.500 --> 02:01:11.250

You everybody

1192

02:01:13.650 --> 02:01:14.070

Jim Jensen: Thank you.