

**NORTH CASTLE PLANNING BOARD MEETING  
15 BEDFORD ROAD – COURT ROOM  
7:00 P.M.  
March 12, 2012**

\*\*\*\*\*

PLANNING BOARD MEMBERS PRESENT:

Robert Greene, Chairman  
John P. Delano  
Steve Sauro  
Guy Mezzancello  
Art Adelman

ALSO PRESENT:

Adam R. Kaufman, AICP  
Director of Planning

John Kellard, PE  
Consulting Town Engineer  
Kellard Sessions PC

Roland Baroni, Esq. Town Counsel  
Stephens, Baroni, Reilly & Lewis, LLP

Valerie B. Desimone  
Planning Board Secretary  
Recording Secretary

Conservation Board Representative:  
Peter Limburg

\*\*\*\*\*

The meeting was called to order at 7:00 p.m.

**APPROVAL OF MINUTES:**

**February 27, 2012**

Mr. Greene made a motion to approve the February 27, 2012 Planning Board minutes as amended. Mr. Sauro second the motion and it was approved with five Ayes.

**Reapproval of February 7, 2012**

Mr. Greene made a motion to re approve the February 7, 2012 Planning Board minutes as amended. Mr. Adelman second the motion and it was approved with four Ayes. Mr. Delano abstained from the vote.

**PUBLIC HEARING:**

**MARKET AT ARMONK SQUARE, Amended site plan resolution of approval per settlement of Article 78.**

Mr. Greene read the affidavit of publication for the record. Mrs. Desimone stated that 32/35 green cards were returned and all paper work was in order for this application.

The following people were present for this public hearing. Charlene Jacobi, 14 Carey Drive, Bedford, and Neal Bauman, 35 Glendale Avenue, Armonk.

Present for this application was Mr. Mark Miller, Esq. Veneziano & Associates and Alan Zaretsky, applicant.

Mr. Miller stated that this public hearing was a result of the settlement of the Article 78 brought by 37 Maple Avenue. The proposed site plan amendments includes the creation of a shared driveway on the two properties (Armonk Square & Coco Bolo – 37 Maple Avenue), the establishment of a pedestrian sidewalk on the Cocobolo property, additional landscaping along the northern border of 20 Bedford Road, and the relocation of a trash enclosure along the southern border of the Armonk Square property. As a result of these changes there will be 5 additional parking spaces (there were 168 and there will be 173).

Mr. Delano noted on the plan that a sewer main was connected to a water main on site. The applicant said they would address this comment.

Mr. Greene noted that he had worked for some time with Mr. Zaretsky and Mr. Dioguardi as well as Mr. Fareri and complimented and congratulated both sides for this outcome.

Charlene Jacobi stated that she was in support of this application and thanked both owners for all of their hard work.

Mr. Bauman stated that he is looking forward to the implementation of this wonderful development for our down town.

Mr. Greene asked for a motion to close the public hearing. Mr. Delano made a motion to close the public hearing. It was second by Mr. Adelman and approved with five Ayes.

Mr. Greene made a motion to approve a negative declaration for Armonk Square. Mr. Adelman second the motion and it was approved with five Ayes.

Mr. Greene asked for a motion to approve the Market at Armonk Square resolution. Mr. Adelman made a motion to approve. It was second by Mr. Delano and approved with five Ayes.

Mr. Greene asked for a motion to approve the negative declaration regarding the Coco Bolo site at 37 Maple Avenue. Mr. Delano made a motion to approve. It was second by Mr. Adelman and approved with five Ayes.

Mr. Greene asked for a motion to approve the Coco Bolo, 37 Maple Avenue resolution. Mr. Adelman made a motion to approve. It was second by Mr. Delano and approved with five Ayes.

Mr. Greene noted that he was in possession of some legal paperwork and was looking forward to passing it along to Mr. Miller to obtain the remainder of the signatures and will then redistribute the signed copies. Mr. Miller accepted the paperwork.

## **DISCUSSION**

**ERRICO – Byram Lake Rd, 2/5/11, 11E-2 & 15, Charlie Martabano, proposed two lot subdivision consisting of Lot 1 of 3.03 acres and Lot 2 of 56.03 acres within the R-1A Zoning District. In addition, the Applicant is seeking Town Board special use permit approval for the establishment of a private membership club for antique and collectable automobile enthusiasts. The membership club would consist of a 19,593 square foot club house, associated car storage facility (for members) and a caretaker's apartment.**

Present for this application was Charlie Martabano, attorney for the applicant and Barry Naderman, Engineer for the applicant.

Mr. Martabano noted that the applicant was previously before the board December 12, 2011 and he would like to update the board with what the applicant has been working on since the last submission and conduct a brief review for the two new board members.

Mr. Naderman oriented the members of the board with the property location and noted the lot would be subdivided into two different lots. One lot would be 56 acres and the second lot would be 3.03 acres.

Mr. Martabano noted the application is known as the Car Club at Lakeview but there will be other activities that will take place on site besides storage of a vehicle. There will be use of the lake, a gazebo by the lakeside, a dock, fishing, boating and swimming, skating in the winter, hiking and walking around the lake. In response to Mr. Greene's comment, it was noted the lake is approximately 8 – 12 acres in size, the actual size will be confirmed.

Mr. Naderman stated that the bays are all single story and some of them are single bays and some of them are double bays (stacked front to back). There is a two story center core building where the club house, administrative offices, and the caretaker cottage is located on the second floor. They are proposing 300 gallons a day for water usage of the two bedroom apartment and 250 gallons a day for the club house, there

will be no banquet facilities. In the event there is a large event, portable facilities will be brought on site.

Mr. Naderman presented the 1<sup>st</sup> floor diagram of the building at this time. He noted each unit was a self contained, secure system, separated by fire walls on each side. It is a well maintained facility; no repairs will be done on site.

Mr. Martabano stated at the February 29, 2012 Town Board meeting, light maintenance of the vehicle was proposed on site, i.e.: the Farreri Horse mounted on the car. The applicant has confirmed that no oil changes will be done on site. He also noted that each bay will be tilted for any and all fluids to drain to a containment area and removed by a DOT certified hauler. Each bay has a separate containment area with a pad to absorb all of the fluids from the car.

In response to Mr. Greene's comment, Mr. Martabano stated that the containment area will be more than adequate to hold every fluid within the car if it were to leak.

Mr. Naderman continued his review of the two bedroom care taker quarters, common space and administrative office, bathrooms and kitchen area. In response to Mr. Greene's comment, Mr. Naderman stated that the common area is about 1,800 – 2,000 square feet and if you were to include the caretaker's quarters and administrative office, elevator, kitchen and bathrooms, it would come to a total of 3,300 square feet.

Mr. Naderman reviewed the elevations at this time and noted the building was tucked into the hillside and there is a limited presence on Byram Lake Road. He also noted that additional landscaping was proposed.

Mr. Naderman stated that in regards to storm water management, a collection system for the drainage will be discharged into a sub surface infiltration system with an overflow discharge to the surface. The applicant is not discharging to the lake itself, we are discharging to the wetlands that are adjacent to I-684. In response to some concerns about ground water and parking, the applicant will be providing water quality basins and catch basins. This is an added element of treatment before the infiltration system which is far and above the requirements of the DEC (Department of Environmental Conservation) management and guidelines.

Mr. Naderman continued and stated that to put things in perspective, the site is accommodating 24 exterior parking spaces. Any commercial facilities in town like Business Park Drive or at the Supermarket in town will have substantially more parking spaces. This is a limited facility compared to other areas in town.

Mr. Martabano stated that he recently met with the members of the Fire Department and the Fire Department was very happy about the fire walls in-between each bay. The Fire Department suggested a dry hydrant and his client was agreeable to that. This site is located about one mile from the Fire Department. A full time caretaker will be on site as well as alarms will be on site. We are not going to use a fire suppression chemical system, which not appropriate or necessary with all of the other fire safety mechanisms

that will be installed on site.

In response to Mr. Greene's comment, Mr. Naderman stated that an 8 inch pipe will extend into the lake with a strainer on the end and the pumper truck can connect to it and put out any fires on site or be used to fill the pumper truck for fire protection in the neighborhood.

In response to Mr. Adelman's comment, Mr. Martabano and Mr. Naderman did not know the name of the lake on site. Mr. Naderman did state that the lake was created when I-684 was built. Prior to I-684, the wetlands extended on the other side of I-684. I-684 has 69,000 cars and trucks traveling past this point everyday which is discharging all sorts of stuff. The applicant feels with this limited use and additional safeguards we have for the site, there is virtually no threat of any kind to the natural resources and water supply in Byram Lake. There is drainage along I-684 that goes into the various water courses and eventually goes down to Business Park Drive. There are some supply wells in the recreation park and is right in the hub of all of the parking lots in Business Park Drive. This is not going to represent a threat at all to the water supply.

Mr. Greene stated that if 69,000 cars are passing this point everyday with drippings coming off of their cars, he wanted to know what storm water containment system is in this area of I-684. Mr. Naderman stated that historically it has not been very good, there have been some drainage improvements that have been made but there is no degree of water quality measures on I-684 that he is aware of.

In response to Mr. Greene's comment, Mr. Naderman stated that the surface of the lake was 10.43 acres. Mr. Greene noted that was similar in size to Windmill Lake.

Mr. Martabano stated that the Fire Department requested that the dry hydrant would be available to the fire department for fire prevention in the neighborhood and the applicant was agreeable to that as well.

Mr. Greene asked Mr. Kellard if he had a moment to review the infiltration pits and the capacity for this use. Mr. Martabano noted that level of detail was not submitted yet. Mr. Kellard will review that infiltration once submitted. As Mr. Naderman noted earlier there are two levels of treatment for the site.

In response to Mr. Adelman's comment, Mr. Naderman stated that the highest exposure of the second floor is 25' and it is partially tucked into the hillside and between 2- 5 feet of the second floor will be seen off of Byram Lake Road.

Mr. Mezzancello confirmed that there will be no sprinkler system anywhere on site. Mr. Naderman stated that it was not required.

Mr. Martabano noted the wetland delineation was confirmed and Kellard Sessions walked and changed some parts of the delineation. In response to another comment, Mr. Martabano stated that you do not need a car to be a member, you can put a boat in the bay, and you need to have a bay to be a member.

In response to Mr. Greene's comment, Mr. Martabano stated that there will be one wash bay which will run into a separate containment area. Those plans will be submitted at another time.

In response to Mr. Mezzancello's comment, Mr. Naderman stated that well water would be used to wash cars on site.

In response to Mr. Greene's comment, Mr. Naderman stated that he will measure the site lines at the site walk on Wednesday and will submit that information.

Mr. Martabano stated that another comment was made regarding the traffic on site and he was in contact with John Collins regarding traffic reports and Mr. Collins stated that this type of use has very low traffic generators. Mr. Martabano has had a hard time locating traffic reports on this type of use but at this point the traffic generated with this type of use is very mild.

In response to Mr. Greene's comment, Mr. Martabano will supply the new board members with a set of plans that was submitted during the December meeting.

In response to Mr. Greene's comment, Mr. Kaufman stated that the next steps the applicant will take is addressing the concerns raised tonight as well as the comments raised in the Town Engineer, Town Planner and Conservation Board memos.

Mr. Limburg, Conservation Board Representative, inquired what change in area of the wetland was due to the redelineation of the wetlands. Mr. Kellard noted the changes were minor. Mr. Naderman pointed out the different field locations that were changed.

In response to Mr. Limburg's comments, Mr. Naderman reviewed the amount of water used on site and noted that the proposed car garage uses less water than what is necessary for a 5/6 bedroom home.

Mr. Delano stated that an easement will be needed for use of the lake and the property to walk/hike around the lake. He confirmed the membership document will have to be approved by the Town Board and will show all recreational and social benefits listed. Mr. Martabano stated the Town Board will approve this membership document as well as the Town Attorney.

In response to Mr. Greene's comment, Mr. Martabano stated that a 7' wide bridge will have to be built to complete the walking path around the lake. This will be part of this application. No other activities around the wetland are proposed at this time. The walking trail presently exists.

Mr. Greene noted there were members of the public present for this application. He stated that this board will entertain them this evening but reminded them that this is not the public hearing and there will be a public hearing where everyone who wants to be heard, can be heard. He asked that the same comments not be repeated over and

over.

Dale Hisiger, presently lives at 7 Tallwoods Road and previously lived at 29 Byram Hill Road. She would like to know what the benefit of this application is to North Castle. She is concerned with the impacts to the environment. She also wanted to know if our town is a culture that needs an elite car club. She does not feel this type of culture is appropriate for our town and an attraction that would encourage families to move into town and raise children.

Nick Cerullo, 11 Oregon Road – stated that these buildings intrude into the wetland buffer and there is a 20' easement in to the buffer and the buffer is now reduced to 80'. His second concern was about all of the storm water runoff. Based on the maps provided by the town, the topography and aquifers of the land influence the path of water and its sub surfaces and the Byram River travel down. That eventually ends up across Connecticut State lines and into the NYC reservoir. Third, as indicated in the Town's documents, this site is in the northern extension of the tamarack water resource aquifer. This aquifer services Water Districts #4, #5 & #7 and district #7 supplies water to 2 schools, Wampus and Crittenden.

Robert Barletta, 5 Perry Court – would like to know how this facility fits the definition of membership club. He read the definition to the board and after reading it was not sure how this facility meets the definition. Second, he was not clear how this will enhance the visual quality and environment to the town. Lastly, it is the purpose and intent of the section to ensure such diverse types of recreational uses are developed and managed to protect the quality of environment and property values of the adjacent and near by residential areas. He did not see how this commercial facility fits the definition of a club in a residential area.

Arthur Del Savio – 9 Oregon Road. He googled private car clubs and found the Classic Car Club in Manhattan. He noted that the car club was not limited to car owners only. He read the membership portion from the web site and referenced that people could have memberships, annually, monthly or possibly a day. Time shares are also available. Is this the type of car club we want in our residential neighborhood? "I don't think so"!! It is not a great leap to go from a non for profit car club to one he was just describing. He was concerned about who will own the site in the future and what would happen to it then. What if the club runs into financial issues? They may request the restrictions be lifted like removing the non for profit or permitting oil changes on site and maintenance on site.

Mr. Adelman asked what the P.R.I.D.E team stood for. Mr. Cerullo answered Providers of Responsible Information on Developing Experiences.

Mr. Cerullo stated that he would be happy to meet with the applicant to discuss alternatives for the site.

Andrew Gold, 15 Birch Grove: expressed his concerns regarding the lighting on site. He would like to know how long the lights will be on, how high and bright the lights will

be, what type of illumination, what is the actual expected usage and how many events per month/year will take place on site.

Mr. Greene thanked the members of the public for their comments.

**NYCDEP KENSICO MANOR GARAGE ROADWAY RECONSTRUCTION, Overlook Court, Edward O'Connor URS, site plan application for proposed paving improvements to their Kensico Manor Garage.**

Present for this application was Ed O'Connor, PE from URS engineering and Jose Nieves, project manager from the NYCDEP. (New York City Department of Environmental Protection)

Mr. O'Connor stated that you would access this site off of the east side of Route 22, onto Overlook Road and to Overlook Court which is a driveway leading to the site. A number of buildings on site predate the 1900's and the property was taken over by NYC during the development of the dam. The entire site is used to support the watershed operations. Presently on site there are garages, a fueling station and offices. The applicant was looking to replace approximately 18,400 square feet of asphalt paving. This is a 15 acre site. He reviewed all of the paved areas on site and where "Operations" would like to expand the present area for paving. He noted that additional truck parking was needed right off of the entrance to Overlook Court; presently it is gravel and is messy during inclement weather. The drainage presently goes down hill toward Route 22 and goes into the Route 22 drainage system and from there ends up in the Bronx River.

Mr. Baroni stated that last Monday he went to a meeting at the DEP with Supervisor Arden and the Director of Planning. He met with David Warren from the DEP. At the end of the meeting, due to numerous complaints from the residents in that area, the Supervisor requested the DEP look at ways to go back to utilizing the Route 22 access to this site. To gain access to this site, you have to go up Overlook Drive which is a residential area of about 30 homes. With the increased parking of trucks in this location and for whatever reason, a number of other vehicles that used to not be a problem, the supervisor felt strongly and Mr. Warren agreed to look at new ways of engineering a location off of Route 22. That entrance was originally closed due to poor visibility. If the entrance could be moved further North or South this would mean the additional parking for trucks would not be necessary and we could preserve the residential neighborhood. This is an important point for the board to consider while reviewing this application.

Mr. O'Connor stated that he has not heard about this conversation or request and noted that it was pretty steep toward Route 22.

Mr. Kellard had reviewed the Route 22 entrance earlier today and if the entrance is moved to the north near the guide rail, right before the bridge, you can pick up some more visibility in excess of 300 feet to the south. It is obvious there is no access to the south. Mr. Baroni reminded the board that with the Dam being closed you would not



have DEP cars crossing the North Bound lane to access the bridge over the dam.

Mr. Adelman stated that it sounds like this plan has been over taken by events. Mr. Greene would like to conduct a site walk. He felt this was a great opportunity to review an alternate at this time. Mr. Kellard also noted that additional screening was necessary due to the trucks being parked so close the property line of the residents on Overlook Court.

In response to Mr. Sauro's comments, Mr. O'Connor stated that there are 6 – 10 trucks parked on site.

Mr. Baroni reminded everyone that the Town Board would like to take the traffic off of Overlook Road.

Mr. O'Connor continued reviewing the other building on site. Mr. Greene inquired how many employees there were on site. He asked if maintenance of the vehicles was done on site. Mr. Nieves stated that vehicle maintenance was not done on site. No answer was given regarding the amount of employees.

Mr. Baroni also noted that about two months ago there were two huge storage tanks (gas or diesel) above ground that he did not recall coming before this board for approval. Mr. O'Connor pointed out the gas tank on site. He said some people come on site and work in the offices and others come on site and get in the truck and fuel up or not and go out and do jobs somewhere in the watershed, come back and park their vehicles and go home.

Mr. Greene stated that Mr. Baroni and Mr. Kellard's points really need some serious consideration; if we can get that access out of the residential neighborhood you would have a much better project. Mr. Nieves stated that this is not within the scope of this project, it is only for paving. That entrance was closed eleven years ago due to safety reasons.

Mr. Kaufman stated that if you reviewed his memo, he tries to bring this to some sense. If you couple it with complaints that there has been some intensification of the use on site over the last several years, we need to understand if that is true or not. If there is an intensification of use that use that would give the town the premise for looking at access to it.

In response to Mr. Delano's comment, Mr. Kaufman stated yes, the NYCDEP operates under a special use permit from the Town. Mr. Delano asked if there were any old site plans. Mr. Kaufman stated that he has asked for the plans and the Special Use Permit from the applicant and has not seen either.

Mr. Kellard noted that there was a driveway into Overlook Court that had potholes and was in disrepair. He noticed the applicant was not proposing to repair them and wondered why. Mr. O'Connor stated that they did not want to disturb the neighbors too much. Mr. Kellard inquired if there was an easement or a right of way. Mr. O'Connor

stated that it was a dual right of way between two properties, the DEP has permanent right of way over a piece of each of the properties. This was his understanding but was not 100% sure. He was told that if the DEP wanted to repave over it, it would be allowed to without going through any legal hurdles. Mr. Greene asked the applicant to confirm if they own the property or have an easement over the road.

He asked Mr. O'Connor to go back to his client and say the town is more than happy to accommodate this request; but in exchange, the Town would like the site accessed off of Route 22 and not through Overlook Road. The board members agreed with Mr. Greene.

Mr. Nieves stated that he would like the board to consider this application and the budget does not include access to Route 22. We can look into the access to Route 22 but it is not part of this application. Mr. Adelman stated that we are not going to approve the application as presented.

Mr. Greene stated that the board is reluctant to grant approval for this project because we have not conducted the site walk yet. The board needs an answer as to who owns the road. It would be wonderful public relations for the DEP and a good neighbor if you can move out of the neighborhood and move the entrance off of Route 22, if it not an undue burden to create a new access. Please relay this to your client.

Mr. Nieves stated that he was not sure what needs to be done to move the entrance and why it was closed in the first place.

Mr. O'Connor stated that the price would be that some trees would have to come down and a fair amount of construction on site and he was not sure what the price would be to the DEP. Mr. Greene stated that it would probably be a reasonable trade off for the piece of mind for all of the neighbors that live on Overlook.

The DEP will review the memos prepared by the professionals, find out who owns the road and come back with some alternatives regarding the access off of Route 22.

A site walk will be scheduled during the first week of April.

**823 MOUNT KISCO ROAD, 2/2/7.C,** consideration of extension of time resolution for a new single family residence.

Mr. Adelman made for a motion to approve the extension of time resolution regarding the 823 Mount Kisco Road application. Mr. Delano second the motion and it was approved with five Ayes.

#### **Appointment of Art Adelman as Acting Chairman in Chairman's absence.**

Mr. Greene asked for a motion to appoint Art Adelman as asking Planning Board

Chairman in his absence. Mr. Delano made a motion to approve. It was second by Mr. Sauro and approved with five Ayes.

**ST. NERSESS ARMENIAN SEMINARY**, 486 Bedford Rd, 2/8/17.B, Continuing Business, Site Plan, Referral from Town Board, Renovation and adaptive reuse of the existing buildings and the construction of a new 8,400 square foot, one-story theological center which includes a library and private chapel on the 5.55 acre property.

Mr. Kaufman stated that this item was added to the agenda this evening so the board could make a motion to declare lead agency intent. The board had previously declared lead agency intent at its meeting on September 27, 2011. The applicant recently brought to the Town's attention that there is a DEC regulated wetland across the street from this project. The original application did not indicate that a DEC permit was necessary and when circulation was originally done the DEC was not included. Therefore, lead agency intent has to be declared again including the DEC and the notice to re-circulate will include the DEC which is now an involved agency.

Mr. Greene made a motion to re declare lead agency intent for St. Nersess and include DEC. Mr. Adelman second the motion and it was approved with five Ayes.

Meeting adjourned at 8:35

### **WORKSESSION**

Work session began at 8:35 p.m.

**CVS** - Update from Chairman Greene regarding a discussion of preliminary plans handed out this evening.

Mr. Greene stated that he had a meeting in the supervisor's office regarding this application and wanted to update the board regarding its status and proposals for the site. An application has not been submitted to the Planning Board to date.

Mr. Greene stated that CVS does not need the same size as the A&P and is looking to sublease 2,500 square feet. The applicant will redesign the store front. Mr. Greene noted that Mr. Kaufman emailed some photos to the board members showing the CVS store front at the Bedford Hills site with more attractive architectural features.

Mr. Greene continued, the sidewalk entrance from Main Street will be improved and the guardrails will be replaced with more attractive guardrails. The applicant is proposing to repave the entire parking lot and re-stripe it. At the meeting a smaller more "countrified" sign was requested. Some parking spaces will be land banked in order to provide more trees and landscaping on site. No drive through window is proposed at this time.

Mr. Greene stated that there are two things the town would really like to come to fruition from this application. Discussion were had regarding a one way entrance from Maple Avenue through the Hergenhan Recreation Center with an exit to the CVS lot. Also discussed was the entrance driveway off of Maple Avenue. The Town would like the entrance wider for safety reasons, a sidewalk built to make it more pedestrian friendly and a curb cut immediately to the west for the entrance to the properties to the west. This would benefit the owner of the property to the west as well if someday down the road that property owner decided to redevelop his property. Mr. Kaufman stated that long term; they would like all three sites to the west to use this curb cut entrance. Mr. Greene stated that the entrance is an owned strip by the applicant and there is no legal requirement that he agree to the curb cut. The Town is working on this matter with both property owners.

Mr. Adelman asked if the proposed paving of the parking lot was sufficient, he noted the parking lot was in disrepair and wanted to know if there were measures to make sure that parking lot does not return to that state in the future. Mr. Kaufman stated that we can specifically speak about that during the site plan approval.

Mr. Greene also noted at the meeting how horrible the rear of the site looks and the applicant seemed to have a willingness to address this matter.

Dale Hisiger presented pictures to the board taken last week of all of the trash left outside to the left of the front door at the CVS in North White Plains. She also noted there have been complaints at the Mount Kisco Town meetings regarding garbage as well. She was not sure how CVS can be held to their word because these pictures are proof they do not clean up their site. Mr. Delano noted that the trash is in the City of White Plains and only part of that building is in North Castle. Dale Hisiger said that she is looking at the CVS behavior and how they treat their environment. Mr. Greene stated that a lot of reasons why this happens in North Castle and other municipalities are the inability to enforce the codes. There are ways to try and control that, your point is well taken.

Mr. Greene stated that the board should consider these plans and the items discussed tonight were items discussed at that first meeting and if the board comes up with any other points, let him know.

Mr. Mezzancello inquired if the telephone pole would be moved that is at the end of Maple Avenue entrance. Mr. Kellard has not reviewed that and will look into it.

Work session adjourned at 8:55 p.m.