

TOWN OF WALLKILL PLANNING BOARD

MEETING

SEPTEMBER 3, 2008

MEMBERS PRESENT: G. Lake, W. Capozella, A. Dulgarian, T. Hamilton, C. Najac,
H. Ross

MEMBERS ABSENT: R. Carr

OTHERS PRESENT: J. Bacon, D. McGoey

1. **TOWER SELF STORAGE** - SITE PLAN - EXTENSION TO FINAL - Tower Drive (40-1-67) # 55-04

G. Lake: Your name for the record, please.

A. Fusco: My name is Al Fusco with Fusco Engineering representing Tower Self Storage.

G. Lake: Go ahead.

A. Fusco: As you stated, we are here for an extension. We have a couple of remaining items some of which I just found out about today with the Highway Department requests of which I don't have any issues with. Half of these are already done anyway. You didn't have a new map to see that. And, the remaining, I will get together with John from Mr. McGoey's office to verify that he has received and approved the "SWIFT". That's basically where we stand to get those items out of the way and then we should be in good shape.

G. Lake: I will go through the Board.

A. Dulgarian: No. I'm very familiar with the project. No problems.

H. Ross: Nothing.

W. Capozella: Nothing.

C. Najac: Nothing.

T. Hamilton: The only thing is, Mr. McGoey?

D. McGoey: Yes.

T. Hamilton: Has anything changed in that zone at all . This applicant would now have to go by the new zoning if it is found to be necessary..

D. McGoey: I think . . .

A. Fusco: I had gone through that and really didn't see any changes.

D. McGoey: It is in the Enterprise Light zone.

T. Hamilton: We can only give them until March, right?

J. Bacon: That's right.

G. Lake: Do you understand that Mr. Fusco since you've already had a couple?

A. Fusco: Yes I do.

G. Lake: Anything else, Mr. Hamilton?

T. Hamilton: No.

G. Lake: It's been around for a while.

MOTION for a SIX MONTH EXTENSION to SITE PLAN/SPECIAL USE PERMIT and meeting new code requirements if necessary until March 21, 2009 made by W. Capozella and seconded by H. Ross.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

2. **SKY RIDGE** - SUBDIVISION - EXTENSION to PRELIMINARY - Hazel Street
(37-13-29) #130-04

G. Lake: Your name for the record, please.

A. Trochiano: My name is Al Trochiano with Pietrzak & Pfau representing Sky Ridge..

G. Lake: Go ahead.

A. Trochiano: I'll update everyone on where we are with the project right now. We have plans and everything ready to go to the various agencies and we're ready to submit it. We have the water flow tests scheduled. The plans have since been prepared and revised.

G. Lake: Mr. Bacon?

J. Bacon: The Board can give a reasonable extension based on hardship.

G. Lake: I think the question is that he didn't get his Preliminary Approval in and signed.

T. Hamilton: He had conditions of approval.

A. Trochiano: This is permitted for the various agencies. I realized we didn't have the signature for the approval. Those plans are now ready to be signed and approved.

J. Bacon: The Board granted Preliminary but . . .

T. Hamilton: It was conditioned.

J. Bacon: His request was put in on time.

G. Lake: Mr. McGoey, are any of these issues outstanding major ones?

D. McGoey: No.

G. Lake: Let me go through the Board.

A. Dulgarian: It's a pretty customary extension as far as I'm concerned as long as Mr. McGoey, Mr. Bacon's comments are addressed as well as comments from Mr. Lippert. I don't have any issues.

H. Ross: I concur with Mr. Dulgarian.

W. Capozella: I just have a question on why Mr. Lippert wanted . . .

D. McGoey: We do when the subdivision is on Town roads,

W. Capozella: Okay.

C. Najac: No problem as long as all comments are taken care of.

T. Hamilton: The same thing.

MOTION for a SIX MONTH EXTENSION to PRELIMINARY APPROVAL made by A. Dulgarian and seconded by H. Ross.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

3. **ROMANO** - SITE PLAN - EXTENSION to FINAL - 18 Golf Links Road (78-1-42)

#63-04

G. Lake: Your name for the record, please.

D. Yanosh: My name is Dan Yanosh representing the applicant.

G. Lake: Go ahead.

D. Yanosh: We have the same situation. We have one more issue to clean up for Mr. McGoeys which is the stormwater management issue. We have to do a little more work on it.

G. Lake: Still staying on the same spot?

D. Yanosh: We're not doing anything to the building, just the parking lot.

G. Lake: I will go through the Board.

A. Dulgarian: No problem. I like it.

H. Ross: I concur.

W. Capozella: Nothing.

C. Najac: Nothing.

T. Hamilton: Just as long Mr. Yanosh, that you check for any new zoning changes.

D. Yanosh: I will check it.

MOTION for a SIX MONTH EXTENSION to SITE PLAN made by A. Dulgarian and seconded by C. Najac.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

4. **CHURCH OF LATTER DAY SAINTS** - SITE PLAN - RE-APPROVAL - Silver Lake Scotchtown Road (28-6-1) #84-07

G. Lake: Your name for the record, please.

T. Piascik: My name is Tom Piascik and I'm here representing the Church of Latter Day Saints.

G. Lake: Go ahead.

T. Piascik: We're here tonight for a re-approval of the proposed project. The project received a conditional approval in November. We are anxious to get the project going at this time. The conditional approval was based on satisfying two comments from the engineer's office. We have since modified the plan and sent it to the engineer. We discussed that with him and I believe he was satisfied and have a letter in regard to that. The only other outstanding issue as part of the conditional approval was we were seeking input from the Town in regards to the possibility of installing sidewalks along the frontage of our parcel. It's approximately a seven to eight foot area between the edge of pavement and the bottom of the bank basically to install that sidewalk. I believe it would be in the Town right-of-way. We're waiting for direction in regard to that. I believe that's really the only outstanding issue we have tonight.

G. Lake: Mr. McGoey, I did ask that you go out and look at that elevation. Did you get a chance?

D. McGoey: No I'm sorry, I did not. There may be enough room.

T. Piascik: The only thing I will say is the area drops off and sort of uses the drainage swale. I don't know if a curb could be added. The grass area is lower than the edge of the

pavement.

G. Lake: I know we've had drainage issues in the past.

T. Piascik: The existing zone is R-2.

J. Bacon: Is that what it still is?

T. Piascik: I couldn't answer that question.

G. Lake: Mr. McGoey?

D. McGoey: Yes.

G. Lake: That is right next to that new when we had the drainage issues . . .

D. McGoey: Right.

G. Lake: On the back side.

D. McGoey: Correct.

G. Lake: I was just wondering what impact it would have and what needs to be done so we make sure that we don't create any new water drainage issues.

D. McGoey: I think that's been looked at. It's not going to create a problem because the parking lot is curved and they're handling stormwater on site. I did have a little concern when the sidewalk came along.

A. Dulgarian: What's the concern there?

D. McGoey: There is a drainage pipe there with a catch basin so we may have to modify the location of the catch basin because the curbs would be behind the sidewalk.

T. Piascik: That's correct.

A. Dulgarian: Where is it now, in the grass?

D. McGoey: It's in the swale in the ditch area.

G. Lake: The issue is that we want them to put sidewalks on Silver Lake Scotchtown Road. We are doing some sidewalks down lower whenever that starts. I just wish we knew what side the Town is going to go. Mr. McGoey, do you have any idea what side the Town is putting the sidewalks on?

D. McGoey: I think it's on the opposite side.

G. Lake: Then I would say yes, somehow you will have to put the sidewalk in.

A. Dulgarian: I support sidewalks. We have a facility that's going to service residents of the area. Absolutely. If not on site that means they participate if it's going to be across the street. I think it's a must that they provide sidewalks at some point.

H. Ross: I agree.

W. Capozella: I agree.

C. Najac: Mr. McGoey is there someplace to incorporate the drainage elsewhere?

D. McGoey: Yes, I'm sure it can be done but I think it will be expensive to move those catch basins.

C. Najac: Can we leave the catch basins where they are?

D. McGoey: We would have to put new ones in and run from the new catch basins to the old catch basins.

C. Najac: (Not clear), just to make it more affordable. I did have one other question and that is the lighting issue. He has different heights.

D. McGoey: I have the highest at 4.7.

T. Piascik: The 6.9 is existing. We might be able to modify that.

C. Najac: If possible. We're asking everybody else to drop to three foot candles.

D. McGoey: Approximately.

C. Najac: Or have everything turned off when the facility isn't being occupied.

T. Piascik: I believe the lights go off around ten o'clock every night. There are no lights on at night.

A. Dulgarian: Do you know that for a fact they go off at ten o'clock?

T. Piascik: On the side of the buildings they're on a timer and they all go off around ten or eleven o'clock. The only light that may not be adjacent to the doorway.

T. Piascik: The lights that they use are one hundred fifty watts so they're not very powerful and the light poles are not very high. They are shoe box sized.

T. Hamilton: The sidewalk should be agreed to so that every individual will pay when a district has been formed.

G. Lake: Mr. Bacon, Mr. Hamilton brought up a good issue.

J. Bacon: Yes.

G. Lake: Because of the drainage issues and the catch basins but when the Town creates a district for the sidewalk, to do it at that time. When the Town creates a district it becomes a taxing district and the church would be left out of that.

J. Bacon: I believe they are left out of the property taxes. I would have to check that.

T. Piascik: I do know that they do pay in some districts that were formed.

G. Lake: What are the Board's wishes because it is mixed? Have the sidewalks done now or have them do the district when and if the district is formed?

A. Dulgarian: A bird in the hand. I think if sidewalks are three to five years away if they ever happen and we have a chance to get the sidewalks by the spring the residents in that area who

travel will have a safer place to walk. I like the idea of the sidewalk district but in this

particular case I would like to see them in.

H. Ross: If the applicant can put them in it would be better.

W. Capozella: Not clear.

C. Najac: I would say now if we can.

T. Hamilton: If the applicant is willing to do it now.

G. Lake: You heard the wishes from the Board. Mr. McGoey, I guess you are going to have to look at that.

J. Bacon: I don't see the bulk table to make sure of the requirements on the plan.

Re-Approval of SITE PLAN subject to giving Mr. McGoey the latitude of changing if it doesn't make sense to do something and to get the best that we can made by G. Lake and seconded by C. Najac.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

5. **AMERICANA DINER** - SITE PLAN REVISION - 420 Route 211 East (54-2-1)

#66-06

G. Lake: Your name for the record, please.

A. Meluso: My name is Anthony Meluso with Gardiner Engineering.

G. Lake: Go ahead.

A. Meluso: Mr. McGoey and I have been working on resolving an issue relating to a five hundred square foot addition. The current diner currently has forty six parking spaces and the calculation comes up either sixty three or sixty one are required with the new five hundred square foot addition. Even though we gain fifteen spaces and only ten are required intermittently we're still three short. We're asking to be referred to the Zoning Board of Appeals.

G. Lake: Let me go through the Board.

A. Dulgarian: I have no problem.

H. Ross: Send them on their way.

W. Capozella: No problem.

C. Najac: No problem sending them but I'm always about the sidewalk issue.

A. Meluso: I believe there is a sidewalk.

G. Lake: We will look at it.

T. Hamilton: I don't have any problem.

G. Lake: Are you going to have any problems with Mr. McGoey's comments between now and the time you come back?

A. Meluso: I did address some of these.

G. Lake: Mr. McGoey, do you need him back to another work session after the Zoning Board

of Appeals?

D. McGoey: Yes.

MOTION to refer applicant to the ZONING BOARD of APPEALS made by A. Dulgarian and seconded by H. Ross.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

6. **SCENIC VIEW** - 10 LOT SUBDIVISION - Leafhaven Court (19-3-3.2) #82-07

G. Lake: Your name for the record, please.

L. Marshall: My name is Larry Marshall representing Scenic View.

G. Lake: Go ahead. Let's get to the big question I have on how you made out with the connection of the road.

L. Marshall: As far as with Cross View?

G. Lake: Yes.

L. Marshall: We've been in contact with the owners of Cross View and have been in discussions with them. We're in the process of illustrating to them that the re-working of the road can be done without losing any lots. That's what they are most concerned over.

Actually the owner of Cross View is here.

G. Lake: Yes. We asked them to be here because we wanted to make sure that everybody was on the same page and everybody heard the same thing. I guess my question for you and if you don't mind me putting you on the spot over there, I guess my question is have you guys worked it out or are you close to working it out before we waste our time looking at a sketch plan that may or may not work. Come on up and give us your name for the record.

G. O'Donnell: My name is Gerald O'Donnell representing Cross Road.

G. Lake: There are just some questions at a work session. They say it will work and we want to make sure before we just keep going ahead that everybody is on the same page. From day one the Board as a whole and I know the Board has changed a little bit and the County and our Planning are in favor of this connection road that goes all the way through and will make sense for everybody. We just want to make sure that you're still on that page.

G. O'Donnell: We're willing to work with the applicant as long as our projected is not affected.

G. Lake: Of course, but at the same token like I said where are we of achieving that with your project?

L. Marshall: As far as an agreement where the road is connected?

G. Lake: Right.

L. Marshall: With Cross View? We have had discussions but nothing has been finalized. We were instructed that we couldn't speak to Cross View's Engineer.

G. O'Donnell: The reason was we wanted to see how far the applicant was going to get and for us to do extra engineering is going to cost us additional money and consequently this Board could turn around and say no to the project. If we know that Scenic View is going to move forward we will definitely move forward.

G. Lake: Right. I guess the thing I'm losing someplace here is we're just looking to make sure the roads line up and they're not fifty feet apart. It's not going to affect your project as far as somebody giving us the okay or somebody saying for sure that the roads will line up. We want to come off Elise and end up Scotchtown Collabar Road. That's always been with

these three projects from day one. I know your plan was just a little different which this Board I think went ahead and for sketch and I don't think we had no intention of holding you up if that's your fear. All we don't know if whether the roads will line up.

G. O'Donnell: Correct.

G. Lake: We want somebody, both parties actually, not somebody we want something to say that's going to happen. I understand what you're saying. You don't want to spend money if you're going to lose a lot.

G. O'Donnell: We've spent a lot of money on our project.

G. Lake: On your part, I think by now and we left the work session hoping not to discuss this tonight like this and I know you weren't there but we were hoping that when you both came in you could provide this Board with either a verbal commitment or a letter commitment saying these two roads were going to align. We're at the same spot in the process we were at a year ago. It just doesn't make sense. I'm sorry. I think this is good for everybody. I think we've both worked hard on it. So, basically you don't have anything in writing at this point?

G. O'Donnell: No.

G. Lake: Are we close?

G. O'Donnell: Well, we'll have to do engineering on it to verify that we're not going to lose any lots. We've lost several lots of this project over the last seven years or eight.

G. Lake: Okay. Thank you. I think the burden is on you guys. At the last work session that I attended the burden was on you guys to have this straightened out but I don't think you were at that work session.

T. Marshall: No, I wasn't.

G. Lake: You shouldn't be the one I'm asking or maybe saying that the burden was on you.

T. Marshall: It was on my firm.

G. Lake: You're one hundred percent right. I think that's important and I will go through the Board but what are you hoping to walk out of here tonight? Don't say sketch because as far

as I know you don't have anything yet.

T. Marshall: No. I think the idea was we would like to come away with not a sketch but conceptual that the road layout was okay and we could proceed with Cross View as far as getting the connection. If the Board feels that the roads are not in the correct location or in the correct alignment and we went to Cross View prior then it would be a waste of time and money on both parties. I know I'm not asking for sketch but some sort of an okay, not a formal, just some back and forth on the road layout as we show it to see if that's suitable for the connection.

G. Lake: I will go through the Board.

A. Dulgarian: Mr. McGoey, refresh my memory. Cross View, where are we with that?

D. McGoey: Cross View, I believe has sketch plan approval.

A. Dulgarian: Okay. They have no preliminary, no nothing?

D. McGoey: No Preliminary. Sketch.

A. Dulgarian: Mr. Lake, if he's coming in just to find out if the road looks good to us and not necessarily for sketch that kind of make sense he would check into that before proceeding to talk to Cross View. I understand that. Looking at the area on the maps I can't tell. I will let Mr. McGoey make the comments on the engineering of the road. When we get to the actual revising of the sketch plan then I would feel more comfortable making comments.

H. Ross: As far as the roads are concerned, I would be concerned on where the road will connect. If there is nothing wrong with it then it should move forward.

W. Capozella: The bottom line is making sure the roads are in alignment. At the time of sketch it should be completely laid out. Work with Cross View and come up with a solution.

C. Najac: I thought we were going to have an actual agreement and get a piece of paper handed to us agreeing. The sketch plan approval that Cross View has still doesn't mean anything because they haven't come back for Final yet. I don't know what else to say.

T. Hamilton: I think this applicant should make sure their road lines up with the property that already has sketch plan on the other side.

G. Lake: Listen. I think you were very close to getting sketch tonight if we had something from you. The burden is on you guys. I would recommend you call in and get on another work session so we can all sit down and pound this out so there are no more surprises.

D. McGoey: Behan did weigh it on this and I think the applicant should take a look at their recommendations. The Board also had some concerns about additional jogs in the road. They are all good suggestions that could be implemented. You also need to get together with Orange County Land Trust to see whether they were interested in the conservation because that's really what makes the conservation subdivision worthwhile.

MOTION to TABLE for further review made by T. Hamilton and seconded by C. Najac.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

7. **INTERDEVELOPMENT CORP** - SITE PLAN - Bloomingburg Road (4-4-4)
#31-08

G. Lake: Your name for the record, please.

K. Duggan: My name is Kenneth Duggan with Fellenzer Engineering representing the applicant.

G. Lake: Go ahead.

K. Duggan: What I have in front of you tonight is an existing building that had a previous approval for an office space in the building. They would like to try and put a nail salon in there and an additional office for, the actual discussion was to open it up to anything that the service was permitted in the HC zone. I gave you a Site Plan that shows you basically for office. It shows you the parking analysis, office and service. We would meet the parking requirements without any additional paving.

D. McGoey: I have a repair shop. Is that on review here?

K. Duggan: No. It would be like small repairs of appliances and such.

T. Hamilton: When was the salon in?

D. McGoey: That's what they're in for. He's here because the Building Department put a hair salon in there and the Building Department sent them to us. They added uses to the Site Plan to show office and service and repair shop. I wouldn't have a problem with office and service. The repair shop I think we need to qualify it so that we don't end up with a motor vehicle repair.

K. Duggan: We would certainly be willing to accept it as not an automotive repair shop.

T. Hamilton: Under the definition of a repair shop it includes an automotive repair shop.

D. McGoey: I think there should be a note on the plan that it will not be an automotive repair shop.

J. Bacon: It still requires a Public Hearing.

G. Lake: What's that?

J. Bacon: It would require a Public Hearing.

G. Lake: Okay. Let me go through the Board.

A. Dulgarian: Refresh my memory. They re-modeled this building. Is the parking in that's shown on the map and is the landscaping in that's shown on the map?

K. Duggan: I can't vouch for every shrub and stuff but generally that's what is there.

A. Dulgarian: Do you guys have a Certificate of Occupancy?

K. Duggan: They had a permitted use for an office on the previous Site Plan and they had put in nail salon. At that point the Building Department cited them for, it's not a permitted use and needs to have a Public Hearing.

A. Dulgarian: I guess my question is when you re-modeled the building you go out and get a Building Permit. Then when the building is done you get a Certificate of Occupancy that everything on the map has been met. Do you have that?

K. Duggan: I'm not aware of that.

D. McGoey: They may have a temporary Certificate of Occupancy.

A. Dulgarian: I don't have a problem with scheduling the Public Hearing for the Special Use Permit.

H. Ross: I agree as long as Mr. McGoey is satisfied.

W. Capozella: I agree.

C. Najac: In that area I certainly believe that we need sidewalks.

K. Duggan: That whole area has already been paved. I understand what you're asking it's already fully paved.

C. Najac: I would like to see the sidewalk put in when and if we get a sidewalk district.

K. Duggan: At this point it's fully paved. Would it require a concrete sidewalk or . . .

T. Hamilton: When the district is formed that will be engineered.

K. Duggan: I would have to concur with my applicant.

G. Lake: Anything else Mr. Hamilton?

T. Hamilton: One thing. When you come back for the Public Hearing we will want to know that the landscaping actually exists.

K. Duggan: I will take pictures for you.

T. Hamilton: It will have to meet the requirements of the current code.

MOTION to schedule a PUBLIC HEARING for October 15, 2008 made by A. Dulgarian and seconded by H. Ross.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

8. LYONS PAVING - SITE PLAN - Ingrassia Road (49-1-25.5) #19-07

G. Lake: Your name for the record, please.

K. Duggan: My name is Kenneth Duggan with Fellenzer Engineering representing the applicant who is also in attendance this evening.

G. Lake: Go ahead.

K. Duggan: At our last visit here we were sent to the Zoning Board of Appeals for a variance for the side yard setback of which we received that variance and is so noted on the plans. As indicated by Mr. McGoey's comments we have not received and I don't believe the Town has received any comments from Mr. Lippert in any way. The plantings, I sent you a set of pictures for each of you to look at. These are the existing plantings. I believe they're in conformance with the original Site Plan that was approved and I don't see any issue with

the dumpster enclosure changing it to plastic slats.

G. Lake: This just came in today.

K. Duggan: Mr. Lippert is asking for a site meeting with the Owner/Engineer and Merv Ayers. We will set that up. I will call him tomorrow.

T. Hamilton: I saw him today.

K. Duggan: We will call him tomorrow.

G. Lake: I will go through the Board.

A. Dulgarian: What exactly are we looking to do here? I'm not following. This is an existing building.

D. McGoey: That was a previously approved Site Plan that the owner modified without coming back to this Board.

A. Dulgarian: Is this where he was storing stuff on the property?

D. McGoey: No. He built another driveway. He excavated the back of the building and he moved the driveway too close to his property line and needed a variance for a number of things that were constructed contrary to . . .

A. Dulgarian: What did you do all that for?

Mr. Lyons: I won't get into it but I was actually given permission to create the second driveway.

A. Dulgarian: But it's not on your Site Plan approval?

K. Duggan: That's why we're back here.

A. Dulgarian: Mr. Lake, come back to me please.

H. Ross: I think I'm okay with it. I don't think they've offended any neighbors or anything. I don't think I have any issues.

W. Capozella: No issues.

C. Najac: No issues.

T. Hamilton: As long as they comply with all the comments.

G. Lake: Mr. Dulgarian, do you want me to come back to you?

A. Dulgarian: No. I'm good here. Thank you.

G. Lake: I don't have a problem. It looks good. I've been out by it.

MOTION for a NEGATIVE DECLARATION subject to all of Mr. McGoey's comments and this Board's comments made by W. Capozella and seconded by C. Najac.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

MOTION for SITE PLAN approval subject to all of Mr. McGoey's comments and this Board's comments made by W. Capozella and seconded by A. Dulgarian.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES

9. **DAVIDIM LLC.** - SITE PLAN REVISION - 643 Route 211 East (41-1-112.1)
#30-08

G. Lake: Your name for the record, please.

Spokesperson for Aena Architects.

G. Lake: Go ahead. Tell us what you want to do.

Spokesperson for Aena Architects: We have previously been before you for an approval of a conversion for the garage area, office, etc. Now we would like to extend this section of the building here by approximately twenty feet and again, seek approval for office use and a retail use. The provided Site Plan is showing the addition and we have several comments from Mr. McGoey.

G. Lake: Do you have Mr. McGoey's comments?

Spokesperson for Aena Architects: Yes. Should I read them?

G. Lake: Yes. Do you want to go through them?

Spokesperson for Aena Architects: Item #1. The applicant previously received approval to convert the garage at the State Farm building into office space. The applicant is now proposing to expand this portion of the building to add additional square footage for either

medical/dental or retail office space. The Planning Board Attorney should advise as to whether a Public Hearing is required.

J. Bacon: It's required now under the new zoning.

G. Lake: Okay. We're going to have to schedule you for a Public Hearing. Go ahead.

Spokesperson for Aena Architects: Item #2. We previously recommended in our work session that the sidewalk to the rear be widened to provide sufficient room for a car bumper to allow wheelchair access. We have extended the area in the rear for handicap and other access. Item #3. We would recommend the applicant bring photographs of the site for a determination by the Planning Board in regard to additional landscaping however, the landscaping appears to be satisfactory. I do have some photographs of the site I can pass around. Item #4. A calculation for impervious coverage is to be provided. We do have that on the drawings.

G. Lake: Okay. We will check that out between now and the Public Hearing.

Spokesperson for Aena Architects: Item #5. Based on our field review, there is a sprinkler connection at the rear of the building which will be concealed by the new building addition. We would request that this sprinkler addition be relocated and shown on the site plan. We have done that in the revised drawings. Item #6. We would recommend that the water service which wraps around the rear of the building and is in the vicinity of the new building expansion, be relocated such that, the water service will not be under the footings of the building.

G. Lake: So, you are going to move those things, the water line and the sprinkler connection?

Spokesperson for Aena Architects: Yes, we're going to move those.

G. Lake: Let me go through the Board.

A. Dulgarian: Nothing.

H. Ross: Nothing.

W. Capozella: Nothing.

C. Najac: Nothing.

T. Hamilton: Question. Why did you give us a picture of the Route 211 building?

Spokesperson for Aena Architects: Because that is the building we're discussing.

MOTION to schedule a PUBLIC HEARING for October 15, 2008 made by A. Dulgarian and seconded by H. Ross.

A. Dulgarian: Aye

H. Ross: Aye

W. Capozella: Aye

C. Najac: Aye

T. Hamilton: Aye

G. Lake: Aye

MOTION CARRIED. 6 AYES