

1	HEADER	1
2	TABLE OF CONTENTS	
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

21

22

23

24

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20

STATE OF NEW YORK : COUNTY OF ROCKLAND  
TOWN OF STONY POINT : PLANNING BOARD

----- X

In the Matter of the Application

RE:

STONY POINT AMBULANCE CORPS,  
  
Applicants.

----- X

7 o'clock p.m.  
January 27th, 2011  
RHO Building  
Five Patriot Drive  
Stony Point, New York 10980

HELD BEFORE THE PLANNING BOARD OF THE  
TOWN OF STONY POINT:

B E F O R E : Thomas Gubitosa,  
Chairman

A p p e a r a n c e s:

THOMAS MC MENAMIN, Member  
GLADYS CALLAGHAN, Member (Not present)  
EUGENE KREASE, Member  
GERRY ROGERS, Member  
KARL JAVENES, Member

21 PETER MULLER, Member (Not Present)

22 KATHY GIORDANO,  
Acting Secretary to the Board

23

24 Reported by:  
Patricia A. Puleo,  
25 NYS Certified Court Reporter  
and Notary Public

1

2

3           Appearances continued:           3

4

5           FERRICK, LYNCH & MAC CARTNEY, Esqs,  
6           96 South Broadway  
7           South Nyack, New York 10960  
8           BY: DAVID RESNICK, Esq.,Special Counsel

7

8           WILLIAM SHEEHAN, Town Building Inspector  
9           (Not Present)

9           LIZ VERRIER, Deputy Town Attorney  
10           (Not Present)

10

11           KEVIN P. MAHER, P.E, Town Engineer  
12           (Not Present)

12

13           ROBERT GENESLAW COMPANY,  
14           Planning Consultants  
15           Two Executive Boulevard - Suite 401  
16           Suffern, New York 10901  
17           BY: MAXIMILIAN STACH, Town Planner  
18           ROBERT GENESLAW, Town Planner  
19           (Not Present)

16

17

18           And the Public.

18

19           PULEO REPORTING & TRANSCRIPTION SERVICES

19

20           61 Crickettown Road

20

          Stony Point, New York 10980

21

(845) 429-8986 FAX and Phone

22

23

24

25

1                   - Proceedings -  
2                   (Planning Board, January 27th,  
3                   2011).

4                   THE CHAIRMAN: Good evening.  
5                   Please stand for the Pledge.

6                   (At this time the Pledge of  
7                   Allegiance was recited.)

8                   THE CHAIRMAN: Kathy, called the  
9                   roll, please?

10                  MS. GIORDANO: Mr. McMenamin?

11                  MR. MC MENAMIN: Here.

12                  MS. GIORDANO: Mr. Muller?

13                  (No response heard.)

14                  MS. GIORDANO: Mr. Krease?

15                  MR. KREASE: Here.

16                  MS. GIORDANO: Mr. Javenes?

17                  MR. JAVENES: Here.

18                  MS. GIORDANO: Mrs. Callaghan?

19                  (No response heard.)

20                  MS. GIORDANO: Mr. Rogers?

21 MR. ROGERS: Here.

22 MS. GIORDANO: Chairman Gubitosa?

23 THE CHAIRMAN: Here.

24 All right, the first item on the

25 Agenda today is the Stony Point



1                   - Proceedings -

2           Ambulance Corps. It is a public

3           hearing, so what we are going to do

4           right now is open the Planning Board

5           public hearing right now for the

6           Ambulance Corps.

7           Are there any comments for the

8           Ambulance Corps from the public at this

9           time.

10           (No responses heard.)

11           MR. SENDLEWSKI: Martin

12           Sandlewski, I am the architect, and I

13           am here representing the Ambulance

14           Corps.

15           We don't really have anything to

16           add. Everything was covered. I'd just

17           want to let you know that a Town Board

18           resolution was unanimous, which was the

19           last hurdle and it passed at last.

20           I would like to add that the

21 assistance that you've given us has  
22 been very beneficial to the Ambulance  
23 Corps, and if you have any other  
24 questions, I will be glad to answer any  
25 questions you may have.

1                   - Proceedings -

2                   (No comments from the Board.)

3                   MR. SENDLEWSKI: All right, thank  
4                   you.

5                   THE CHAIRMAN: Sir, just state  
6                   your name for the record.

7                   MR. RILEY: John Riley and I am a  
8                   resident of Stony Point. I live on  
9                   Wenzel Lane, behind the properties, on  
10                  the sides.

11                  We had a notice saying they were  
12                  going to put up a building. I heard  
13                  about it and was curious about how it  
14                  works and who gets the opportunity for  
15                  the appointments and are they  
16                  considered low income housing, as well.

17                  MS. ENGLEMAN: May I respond to  
18                  that?

19                  THE CHAIRMAN: Of course. State  
20                  your name for the reporter.

21 MS. ENGLEMAN: Shelly Engleman.

22 I am at 13 Adams Drive, Stony Point.

23 The Ambulance Corps, well, the

24 apartments that we proposed are on the

25 second floor of the building and are

1                   - Proceedings -

2           not for public use.

3           Those apartments will be  
4           accessory to the operations of the  
5           Ambulance Corps; only for Ambulance  
6           Corps members, in exchange for hours to  
7           ride the rig.

8           This is to help insure that we  
9           get our rigs out if somebody calls for  
10          us in the middle of the night, during  
11          snow storms, et cetera,; to insure  
12          that the rigs are getting up to answer  
13          the calls for help.

14          It will not be low income. It is  
15          not public. It is not open to the  
16          public.

17          MR. RILEY: Do I need to stand up  
18          each time?

19          Well, but how does the selection  
20          work? Will it --- will it be full-time

21       apartments? It's not overnight because  
22       they're on duty, or I guess what I'm  
23       trying to say ---

24               MS. ENGLEMAN: It will be  
25       apartments. As I said, these are

1                   - Proceedings -  
2           accessory apartments to the operations  
3           of the Ambulance Corps.  
4           What will happen is, once we are  
5           ready to rent those apartments out, we  
6           will rent to the members that will be  
7           using them. They have to put in  
8           applications. We would have a separate  
9           housing committee that will review the  
10          applications and interview the  
11          Applicant and these will be people  
12          giving time to the Corps.  
13          We'd look at the history of  
14          their time in the Corps, so that the  
15          guy that just joined and has no  
16          long-time history wouldn't be chosen  
17          over the guy whose given us thirty-six  
18          hours a week.  
19          So, housing commission will be  
20          evaluating that. We also have

21 discussed different options as far as  
22 the terms "landlord/tenant", don't  
23 apply because it is not that type of  
24 the situation, but we do have certain  
25 requirements to maintain the



1                   - Proceedings -

2           apartments.

3           We would also have the right of  
4           giving them thirty days notice to leave  
5           if they are problematic in any way to  
6           the property, the area or the building.

7           MR. RILEY: How many apartments  
8           are proposed?

9           MS. ENGLEMAN: Four; two, one  
10          bedroom apartments and two, two bedroom  
11          apartments. Each bedroom will actually  
12          be leased to a riding member whose  
13          given time to the Corps, so --

14          My husband and I, we are not  
15          considering this. We have a house,  
16          okay, but my husband and I ride for  
17          the Corps, so we can actually go in and  
18          get a two bedroom apartment because we  
19          would have one riding member per  
20          bedroom.

21           My friend, Cheryl and I both ride  
22           so we can both go in and get it.  
23           However, if I asked my sister to  
24           live with me, she is not a member, and  
25           we can only go for the one bedroom.

1                   - Proceedings -

2           It's a member who is able to give the  
3           extra time to make sure our rigs get  
4           out on the road. I hope that satisfies  
5           your question.

6           MR. RILEY: Yes and the Ambulance  
7           Corps will be responsible for the  
8           property maintenance and so forth? I  
9           haven't seen the plan. I don't know if  
10          they're available, but we are on the  
11          back side of the property.

12          How is the landscaping going to  
13          be put in there? There's not much  
14          room for four families.

15          MS. ENGLEMAN: The architect  
16          will be better able to answer that.

17          MR. SENDLEWSKI: What we are doing  
18          here, we are going to keep the whole  
19          hill. We are not cutting into the  
20          hill. But, basically what we have is,

21 the building is going right where the

22 restaurant was.

23 This dotted line, (indicating on

24 a diagram), that is the line of the

25 existing parking lot, so we are coming

1                   - Proceedings -  
2           back just a little further, just out to  
3           the left of it, out to drive around the  
4           building and, that basically is it.

5           There is nine parking spots in  
6           the backs. All of the ambulances run  
7           on it. The front one, well another  
8           footnote is that there's a limitation  
9           put on the apartments, also, with  
10          respect to children. This is not  
11          going to be a location that  
12          accommodates children.

13          MR. RILEY: I was going to ask  
14          that.

15          MR. SENDLEWSKI: We have a small  
16          retaining wall, four feet high cutting  
17          in, to allow us to level out an area  
18          here, (indicating).

19          We have the supplemental plants,  
20          and we will leave the wooded area; all

21 of this (indicating on a diagram)

22 alone.

23 MR. RILEY: I --- well, when it

24 was the restaurant, some of the stuff

25 that happened there was --- people were

1                   - Proceedings -  
2           constantly coming up that hill. I would  
3           appreciate it if something is going to  
4           be done there to -- --

5           MR. SENDLEWSKI: Actually, we have  
6           the four foot retaining wall.

7           Here's the detail right here  
8           (indicating). It has a drainage swale  
9           and a row of evergreens behind it, so  
10          that the detail for this cuts right  
11          through here (indicating) where the  
12          retaining wall is.

13          MR. RILEY: Is there stipulations  
14          that it can never be low income  
15          housing?

16          THE CHAIRMAN: Yes. It is just  
17          for the Ambulance Corps. That was one  
18          of the considerations, as well as the  
19          neighbors behind it, the screening,  
20          vegetation, the noise level; everything

21 was taken into consideration.  
22 This is just for the Ambulance  
23 Corps. It can't be rented to outsiders.  
24 It is in their covenant. It is their  
25 building; their apartments.



1 - Proceedings -

2 MR. RILEY: So, in the future if  
3 the building was ever sold, it will not  
4 be zoned like that?

5 MR. STACH: The only residents  
6 allowed in the BU District are  
7 residents accessory to the ambulance  
8 facility. No other residents are  
9 allowed there. If they wanted an  
10 ambulance facility, there couldn't be  
11 apartments there, ordinarily.

12 MR. RILEY: So, it is special  
13 zoning?

14 MR. STACH: Yes.

15 MR. RILEY: Thank you.

16 THE CHAIRMAN: Any other comments?

17 (No responses are heard at this  
18 time.)

19 MR. ROGERS: I will make a motion  
20 to close the public hearing.

21 THE CHAIRMAN: Do I have a  
22 second?

23 MR. KREASE: I will second it.

24 THE CHAIRMAN: All in favor?

25 (Unanimous affirmative vote

1 - Proceedings -

2 heard.)

3 THE CHAIRMAN: We will close the  
4 public hearing, well, before that, we  
5 move to close, on does the Board have  
6 any comments or questions at this time?

7 (No responses heard at this  
8 time.)

9 THE CHAIRMAN: Okay. What we  
10 will do now is ---

11 MR. KREASE: Were you notified,  
12 Mr. And Mrs. Riley about the public  
13 hearing?

14 MRS. RILEY: We got a letter.

15 THE CHAIRMAN: No, not for this  
16 one; from the Town Board?

17 MRS. RILEY: No.

18 MR. KREASE: This has been going  
19 on since last May.

20 MRS. RILEY: This was the first

21 certified letter I've gotten.

22 MR. RILEY: I am maintaining that

23 property for many years.

24 MRS. RILEY: We have the white

25 fence with the pool.

1                   - Proceedings -

2                   MR. RILEY: I have lived in the  
3                   Town twenty-something years.

4                   To be honest, I just found what  
5                   they were doing with it. Somebody said  
6                   something about that it wasn't going  
7                   through. I didn't know it was even at  
8                   this stage yet.

9                   THE CHAIRMAN: Thank you. What we  
10                  will do now, I have a resolution for a  
11                  final site plan. I will read it into  
12                  the record. I will ask for motions.

13                  "A meeting of the Town of Stony  
14                  Point Planning Board (the Planning  
15                  Board) was held at the RHO Building,  
16                  Stony Point, New York on January 27,  
17                  201 at 7 o'clock p.m.

18                  "The following resolution was  
19                  duly offered and seconded, to wit:

20                  "Resolution granting final site

21 plan approval with respect to the  
22 application of the Stony Point  
23 Ambulance Corps, for demolition of an  
24 existing structure and construction of  
25 a new Ambulance Corps headquarters,

1                   - Proceedings -

2           with accessory apartments located in a

3           BU Business Zoning District at the west

4           side of South Liberty Drive, South of

5           Route 210 in the Town of Stony Point,

6           State of New York.

7           "The Chairman advised that the

8           hearing before the Board concerned

9           Final Site Plan approval for the

10          application of Stony Point Ambulance

11          Corps, (the Applicant) pursuant to the

12          Town of Stony Point's Site Plan Rules

13          and Regulations.

14          "The Chairman opened the meeting,

15          explained the purpose of the hearing

16          and the history of the Applicant's

17          proposal before the Planning Board.

18          Martin Sandlewski, A.I.A. was present

19          on behalf of the Applicant. Feerick,

20          Lynch, MacCartney was present by David

21 J. Resnick, Esq; Robert Geneslaw  
22 Company, Planning Consultant to the  
23 Planning Board was present by  
24 Maximilian Stach.  
25 "The Planning Board previously



1                   - Proceedings -  
2           heard from the Town's Planning  
3           Consultant, Robert Geneslaw Company and  
4           Keven Maher, Town Engineer with respect  
5           to the Applicant's proposal.  
6           "Whereas, the Applicant has made  
7           an application to the Planning Board  
8           for Site Plan approval for the  
9           demolition of an existing restaurant  
10          structure of approximately 5510 square  
11          feet and the construction of a new  
12          structure of approximately 11370 square  
13          feet to be utilized as headquarters for  
14          the Stony Point Ambulance Corps with a  
15          second floor, containing four (4)  
16          accessory apartments to be restricted  
17          to occupancy by Ambulance Corps members  
18          and their families, located in an BU  
19          District at the west side of South  
20          Liberty Drive, approximately 450 feet

21 south of Route 210 in the Town of Stony  
22 Point, State of New York (the  
23 Premises). Said Premises, being  
24 designated on the Town of Stony Point's  
25 Tax Map as Section 20.07, Block 2, Lot

1                   - Proceedings -  
2           16, as shown on the 'Proposed Site Plan  
3           for Stony Point Ambulance', as prepared  
4           by Martin Sandlewski, dated April 26,  
5           2010, and last revised September 25,  
6           2010, (the Project), and;  
7           "Whereas, the Planning Board of  
8           the Town of Stony Point (Planning  
9           Board) declared its intent to be Lead  
10          Agency at its meeting of June 24, 2010,  
11          scheduled a site visit for the Project  
12          and determined that the proposed  
13          Project constituted an Unlisted action,  
14          under the New York State Environmental  
15          Quality Review Act (SEQRA), and;  
16          "Whereas, the Planning Board of  
17          the Town of Stony Point, at its meeting  
18          of June 24, 2010 noticed its intent to  
19          declared lead agency status,  
20          coordinating its review with the Town

21 Board of Stony Point, and;  
22 "Whereas, the Applicant submitted  
23 a Long Form EAF Part I to the Planning  
24 Board for review, dated June 3rd, 2010,  
25 and;

1                   - Proceedings -  
2                   "Whereas, the Planning Board  
3                   conducted a site visit to the premises  
4                   on July 3rd, 2010, and;  
5                   "Whereas, the Planning Board  
6                   referred the Applicant to the Town of  
7                   Stony Point Architectural Review Board  
8                   at its meeting of June 24, 2010, and;  
9                   "Whereas, after due  
10                  consideration, the Planning Board  
11                  determined that the Applicant's  
12                  proposed use of the premises as an  
13                  ambulance facility was not permitted in  
14                  the Town's BU Zoning District and at  
15                  its meeting of September 23rd, 2010,  
16                  referred the Applicant to the Town of  
17                  Stony Point Town Board, to seek a  
18                  zoning amendment to permit such use,  
19                  and;  
20                  "Whereas, at its meeting of

21 November 23, 2010, the Town Board  
22 scheduled a public hearing to be duly  
23 noticed for the Applicant's text  
24 amendment application for December 14,  
25 2010 and referred the proposed

1                   - Proceedings -  
2           amendment to the Town zoning Code to  
3           the Planning Board for review and  
4           comments, with the purpose of the  
5           amendment to be to add, 'Ambulance  
6           Facilities' to the use permitted as of  
7           right in the Town's BU zoning district,  
8           and;  
9           "Whereas, at its meeting of  
10          December 9, 2010, the Planning Board  
11          changed its designation of the  
12          Applicant's Project from an Unlisted  
13          action to a Type I action, due to the  
14          Applicant's need for a zoning text  
15          amendment, changing the allowable uses  
16          in a zoning district affecting more  
17          than 25 acres, adopted the Applicant's  
18          Part II EAF and acting as Lead agency,  
19          adopted a Negative Declaration for the  
20          Project, pursuant to SEQRA, following a

21 thorough review and consideration of  
22 the Applicant's submissions and the  
23 comments of all concerned agencies and  
24 consultants, and;  
25 "Whereas, at its meeting of



1                   - Proceedings -  
2           December 9, 2010, the Planning Board  
3           also set the date for a public hearing  
4           for the Project to be duly noticed for  
5           its January 27, 2011 meeting and voted  
6           to recommend that the Town Board adopt  
7           the proposed zoning code text amendment  
8           for the Project, and;

9           "Whereas, at its meeting of  
10          January 11, 2011, the Town Board,  
11          following public hearing, adopted Local  
12          Law Number 2 of 2011, to amend Town  
13          Code, Chapter 215 to amend and add  
14          additional uses to the Town's BU zoning  
15          district and amend the Town Code Table  
16          of General Use Requirements, and;

17          "Whereas, the Planning Board duly  
18          opened a Public Hearing for the Project  
19          on January 27, 2011 and thereafter duly  
20          closed said Public Hearing by motion of

21 the Planning Board on January 27, 2011,  
22 during which hearing members of the  
23 public, the Applicant and its  
24 consultants were heard by the Planning  
25 Board and their comments duly taken

1                   - Proceedings -  
2           into consideration, and;  
3           "Whereas, the Project application  
4           and all documentation in support of the  
5           application was distributed for review  
6           and comment by all involved Town and  
7           County agencies and necessary  
8           consultants, and;  
9           "Whereas, the Planning Board duly  
10          considered the requests, comments and  
11          recommendations of the public,  
12          reviewing agencies, and consultants,  
13          including the County of Rockland  
14          Department of Planning by letters dated  
15          July 8, 2010 and December 14, 2010; the  
16          Rockland County Department of Health,  
17          by letter dated June 9, 2010; the  
18          Rockland County Drainage Agency by  
19          letter dated July 28, 2010, and;  
20          "Whereas, the Applicant in

21 response to the comments and concerns  
22 of all interested and involved agencies  
23 and consultants made substantial  
24 changes to the proposed Site Plan to  
25 the satisfaction of the Planning Board,

1                   - Proceedings -

2           and;

3           "Whereas, it appears that the  
4           best interest of the Town of Stony  
5           Point will be served if the application  
6           of the Tony Point Ambulance Corps is  
7           approved, subject to certain  
8           conditions.

9           "Now, therefore, be it resolved  
10          by the members of the Town of Stony  
11          Point Planning Board as follows:

12          "Section 1: The site plan  
13          entitled, 'Site Plan for Stony Point  
14          Ambulance Corps', as prepared by Martin  
15          Sendlewski and first April 28th, 2010,  
16          last revised September 25, 2010 (the  
17          Project); submitted to the Planning  
18          Board for approval and affecting  
19          premises designated on the Tax Map of  
20          the Town of Stony Point as above

21       referenced, be and hereby is approved,  
22       upon payment of any and all outstanding  
23       fees and expressly after compliance  
24       with and subject to the following  
25       conditions:

1                   - Proceedings -  
2                   "A. The Applicant shall comply  
3 with all pertinent and applicable  
4 conditions set forth in the letters of  
5 the Rockland County Department of  
6 Planning and other reviewing agencies,  
7 as referred to herein, to the  
8 satisfaction of the Town of Stony Point  
9 and shall obtain all necessary permits,  
10 if any;  
11                  "B. The Applicants shall submit  
12 a declaration of covenant and  
13 restrictions in a form that is  
14 acceptable to the Town, and;  
15                  "C. Upon (i) payment of all  
16 required fees to the Town and its  
17 consultants and (ii) approval of any  
18 and all permits required by any Agency,  
19 the Site Plan may be approved and  
20 signed by the Chairman of the Planning

21 Board and duly filed in the Office of  
22 the Clerk of the Town of Stony Point."

23 Okay. So, I have a motion ---  
24 well, I needed a motion to accept the  
25 resolution, and now I need a second.



1                   - Proceedings -

2                   MR. KREASE: I will second it.

3                   THE CHAIRMAN: Is there any  
4 discussion?

5                   MR. MC MENAMIN: The new text  
6 amendment requires the Planning Board  
7 to make a covenant or restriction with  
8 regard to the plans. And there is a  
9 need to have regulations or  
10 restrictions, for children.

11                  THE CHAIRMAN: Right.

12                  MR. MC MENAMIN: So, before the  
13 meeting, I went over what looks like  
14 the information provided by the  
15 Ambulance Corps with the notation, "No  
16 children will be permitted to reside on  
17 the premises. If leaseholder becomes  
18 pregnant, they will need to vacant  
19 prior to the infant turning one year of  
20 age " and what that is --- what I was

21 hoping to include as a covenant, I have  
22 been wondering how that can be -- and  
23 it doesn't appear in the resolution  
24 that we have before us, so, what is the  
25 form that this covenant will take?

1                   - Proceedings -

2                   Is it a lease covenant?

3                   MR. RESNICK: We can add a  
4                   provision for that on the map.

5                   The map cannot be signed by the  
6                   Chairman until the Applicant submits  
7                   its list of the covenants and  
8                   restrictions to the Town.

9                   MR. MC MENAMIN: Did we read that?

10                  THE CHAIRMAN: It was "B". It is  
11                  on the record. I have spoken to the  
12                  Applicant.

13                  I am working with them to draft  
14                  something in a form acceptable for  
15                  recording and --

16                  MR. MC MENAMIN: What does that  
17                  mean, "acceptable for recording"?

18                  MR. RESNICK: It's sort of an  
19                  easement. It is recorded in the County  
20                  Clerk's office.

21           This is the use or non-use that  
22           remains with the property.

23           THE CHAIRMAN: Yes.

24           MR. MC MENAMIN: Does it become  
25           part of the Deed for the property?

1                   - Proceedings -

2                   MR. RESNICK: If you sold it, it  
3                   should have be made part of the  
4                   description that exists, but or so if  
5                   you do a search on the property, it  
6                   will be recorded against the property.

7                   MR. MC MENAMIN: That is one of  
8                   the concerns that the person made  
9                   earlier about how that will work.

10                  I think, that's, you know ---

11                  MR. RESNICK: We --- she can index  
12                  it in the County Clerk's Office. You  
13                  and the Ambulance Corps' property ----

14                  Mr. MC MENAMIN: When you say  
15                  that the format it going to take you, I  
16                  guess that it's that note I want or was  
17                  hoping --- that's the note that you  
18                  will look for in the covenant that will  
19                  be after the meeting?

20                  MR. RESNICK: It will certainly

21 be one of them. I don't know if there  
22 can be any others.  
23 MR. STACH: I can think of another  
24 discussion, which was an earlier one,  
25 where there was a commitment made by

1                   - Proceedings -  
2           the Ambulance Corps that the rigs  
3           leaving the site will be doing so  
4           without their sirens being on; that is  
5           still in it.

6           MS. ENGLEMAN: Yes.

7           MR. STACH: I think that will  
8           probably be the other one that should  
9           be in there to maintain the quietness  
10          of the area.

11          MR. MC MENAMIN: The last thing I  
12          want to ask was, in the text amendment,  
13          it talks about parking spaces; one  
14          parking space per dwelling.

15          Okay, and one per three fifty  
16          feet (350), excluding the ambulance bay  
17          area. So, on the 9/25 plan that we  
18          have, there was a parking calculation  
19          that does sixteen cars; total provided,  
20          twenty-two cars.

21           (At this time, Mr. McMenamin is  
22           reading from a document.)

23           MR. MC MENAMIN: Has that, Mr.  
24           Sendlewski, has that additional six  
25           cars --- was that for the apartments?



1                   - Proceedings -

2                   MR. SENDLEWSKI: That is correct.

3                   That was further clarified in our  
4 following texts and discussions with  
5 the Town Engineer.

6                   How we arrived at the  
7 calculation, that was part of the  
8 Public Hearing process for the zoning,  
9 this type of use for parking, so it  
10 was developed as part of the process in  
11 amending the zoning code to accommodate  
12 the use.

13                  MR. MC MENAMIN: You --- but that  
14 just talks about the apartments?

15                  MR. SENDLEWSKI: Correct.

16                  MR. MC MENAMIN: But the office,  
17 which is one car for 225 square feet  
18 ---

19                  MR. SENDLEWSKI: Actually, the  
20 parking calculations are a result of

21 that calculation, you see, with one car  
22 per apartment, and one car per three  
23 hundred (300) square feet of remaining  
24 building area, each including the  
25 apparatus bay. I'm sorry; three

1                   - Proceedings -

2           hundred fifty (350).

3           MR. MC MENAMIN: Right, but we  
4           have reflected in this resolution, the  
5           9/25/10 drawing, and the parking  
6           calculations is now different. You are  
7           telling me that's what is on the  
8           document?

9           MR. SENDLEWSKI: And ---

10          MR. MC MENAMIN: Has it been  
11          revised?

12          MR. STACH: There was a revised  
13          map provided to the Town map, I  
14          believe.

15          MR. SENDLEWSKI: Correct.

16          MR. STACH: As part of when they  
17          were dealing with the zone change  
18          amendment. That reflected the proposed  
19          parking requirements, but this was  
20          never submitted to this Board.

21 MR. MC MENAMIN: Why don't we  
22 request it in the resolution, or where  
23 we talked about "last revised" in  
24 section one, page three, that we make a  
25 note that the parking calculations have

1                   - Proceedings -  
2           been changed from the 9/25/10 set of  
3           plans to whatever set of plans we are  
4           talking about.

5           MR. STACH: December 14th.

6           MR. KREASE: Yes, do that.

7           MR. STACH: The actual number of  
8           parking spots did not change from map  
9           to map.

10          MR. SENDLEWSKI: I don't believe  
11          so.

12          MR. MC MENAMIN: I don't have it  
13          to look at.

14          MR. SENDLEWSKI: It is reflected  
15          on the final mylars that we signed. We  
16          had reflected that change on the mylar.

17          MR. STACH: Yes.

18          MR. SENDLEWSKI: I will make sure  
19          everything is totally in compliance.

20          I will have a tech meeting to

21 make sure it is a hundred percent. I  
22 am not sure what the processes are to  
23 transmit, but just let me know and I  
24 will take care of it.  
25 THE CHAIRMAN: We will do that.

1                   - Proceedings -

2                   Okay. That's all I have.

3                   So, I have a motion on the  
4                   resolution, with these two minor  
5                   changes with the date, with the  
6                   updated map of December 14th and with  
7                   the covenant and the language in there  
8                   as discussed.

9                   Dave will work out that language,  
10                  so we have a motion. I just need a  
11                  second.

12                 MR. KREASE: I will second it. To  
13                  adopt the resolution.

14                 THE CHAIRMAN: Yes. Kathy, just  
15                  poll the Board?

16                 MS. GIORDANO: Mr. McMenamin?

17                 MR. MC MENAMIN: Yes.

18                 MS. GIORDANO: Mr. Muller?

19                 MR. MULLER: (Not present).

20                 MS. GIORDANO: Mr. Krease?

21 MR. KREASE: Yes.

22 MS. GIORDANO: Mr. Javenes?

23 MR. JAVENES: Yes.

24 MS. GIORDANO: Mrs. Callaghan?

25 (Not present.)



1                   - Proceedings -

2                   MS. GIORDANO: Mr. Rogers?

3                   MR. ROGERS: Yes.

4                   MS. GIORDANO: Chairman Gubitosa?

5                   THE CHAIRMAN: Yes. Motion

6                   passed.

7                   MR. SENDLEWSKI: Thank you.

8                   THE CHAIRMAN: Good luck. We will

9                   see you next time. Now, we just have

10                  to accept the minutes of October 28th.

11                  I need a motion?

12                  MR. KREASE: I will make the

13                  motion.

14                  THE CHAIRMAN: Do I hear a

15                  second?

16                  MR. ROGERS: Second.

17                  THE CHAIRMAN: All in favor?

18                  (Unanimous affirmative vote).

19                  THE CHAIRMAN: Motion to close?

20                  MR. ROGERS: I will make it.

21 THE CHAIRMAN: I need a second?

22 MR. KREASE: I second it.

23 THE CHAIRMAN: Very good. Good

24 night.

25 \* \* \*

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20

- Proceedings -

CERTIFICATION

21

22

23

24

25