

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

3 -----X

4 IN THE MATTER

5 OF

6 EAGLE BAY

7 -----X

8 Town of Stony Point  
9 RHO Building  
10 5 Clubhouse Lane  
11 Stony Point, New York  
12 Thursday  
13 December 13, 2018  
14 7:19 p.m.

15 BEFORE:

- 16 THOMAS GUBITOSA, CHAIRMAN
- 17 MICHAEL FERGUSON, BOARD MEMBER
- 18 ERIC JASLOW, BOARD MEMBER
- 19 PAUL JOACHIM, BOARD MEMBER
- 20 JERRY ROGERS, BOARD MEMBER

21 APPEARANCES:

- 22 STEPHEN M. HONAN, ESQ., Special Counsel
- 23 MAX STACH, Town Planner
- 24 JOHN O'ROURKE, P.L.S, Town Engineer
- 25 WILLIAM SHEEHAN, Building Inspector
- MARY PAGANO, Clerk to the Planning Board

26 ROCKLAND & ORANGE REPORTING  
27 2 Congers Road  
28 New City, New York 10956  
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2 CHAIRMAN GUBITOSA: All right. Thank  
3 you. All right. On the agenda, just to  
4 note, item number three the TD Bank has been  
5 taken off. The applicant asked that it be  
6 taken off. So now we'll good to number two,  
7 Eagle Bay and it's just a review.

8 MS. MELE: Good evening everybody, Amy  
9 Mele, 4 Laurel Road, the attorney for the  
10 applicant. As Chairman Gubitosa stated,  
11 we're here tonight to give you a brief  
12 interim update of where we are with the  
13 project. We went to a workshop section a  
14 couple of weeks and we presented what we  
15 think, believe, hope is our final preferred  
16 option. It has slightly less unites, we're  
17 at 264 units. So we'll be studying in the  
18 DEIS the 290 option, the 264 option, the 200  
19 option, and the no build option. So this is  
20 the 264 unit option which Dave is going to  
21 walk you through in a minute. There were  
22 also some questions about the bulkhead and  
23 some issues with the sewer water. We  
24 brought with us our permitting expert, Shea  
25 Torvelson, and he's going to speak after

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2 Dave and update you on some of the changes  
3 to the plans in that regard. Thank you.

4 CHAIRMAN GUBITOSA: Thank you, Ms. Mele.

5 MR. ZIGLER: I'm Dave Zigler from Atzl,  
6 Nasher & Zigler. Amy pretty well summed it  
7 up. Since the end of I'd say the summer the  
8 owner and Mark Shoman, the architect, have  
9 been reviewing the buildings and they  
10 decided to eliminate some of the one  
11 bedrooms so when you start to eliminate the  
12 one bedrooms in turn you turn them into two  
13 bedrooms it changes the unit count and  
14 that's -- with that and some of the dead  
15 space between the differences of the unit  
16 count you end up with shorter buildings. So  
17 you if really look at the map really quick  
18 you would say well there's no difference,  
19 there's still four buildings and there is  
20 still four buildings, but the difference  
21 here in some area instead of thirty, forty  
22 foot, like before we were pretty close to  
23 that fifty-foot setback line. Now this  
24 one's the only one that's close it's about  
25 sixty foot and that's to the balcony. So

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2 now we're measuring to the balconies and all  
3 these building are over ninety foot from the  
4 shoreline so that's where the major  
5 difference is. But if you take the  
6 264 units and we have it broken down on the  
7 front page on the left side, the one  
8 bedrooms now total 46 units and we had  
9 probably twice as many one bedroom units  
10 before so that's -- that's the difference.  
11 Now it does make a change to the parking  
12 somewhat because if you remember your code  
13 is one space per bedroom. So the two  
14 bedroom -- to increase to two bedrooms you  
15 have to have two parking spaces, but to  
16 offset that because we're down to 264 now  
17 our commercial shrinks a little bit. So you  
18 take the 264 by 50 square foot required  
19 commercial for each unit and we're down to a  
20 little over 13,000 square foot. So if you  
21 look at this plan we have there's really  
22 some minor changes around the entrance, you  
23 have a cul-de-sac and you have this throat  
24 which gives the effect that you're moving  
25 into a private development and we had

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2 parking all along the edge of the right of  
3 way for the railroad and then you had  
4 parking of course between the buildings.  
5 And when we did the park calculation,  
6 there's enough parking within this envelope  
7 around the building to service this building  
8 so we're not counting the parking spaces,  
9 you know, 300-foot from the building as part  
10 of the building parking. But this map right  
11 now totals over 700 spaces. We actually  
12 only 611. So we were discussing at the  
13 workshop of taking 80 some spaces, this is I  
14 believe 88 space, taking that and putting it  
15 into reserve. In other words, not building  
16 them, landscaping it. As soon as one  
17 building is constructed there and C of O's  
18 starting to be issued here you're going to  
19 find out in real life how many parking  
20 spaces you're going to need for these  
21 buildings, but we can pretty well be assured  
22 these 88 spaces we're not going to need.

23 Another area we were looking to turn  
24 into reserve would be to the left here of  
25 the tunnel and that -- that would also help

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2 for the landscaping. So just taking off  
3 this 80 we would be down to 655 spaces and  
4 really we still need 611 so without any type  
5 of cross-use, just going looking at the  
6 standards, looking for a commercial use here  
7 and the units we have plenty of parking.  
8 That seemed to be a question before and I  
9 think we solved that by dropping down to the  
10 264 units.

11 The other things that we've done is  
12 we've kinda boxed out and shadow this  
13 proposed offering or however you want to  
14 call it, this going to be public access to  
15 the river. So we still have the walkway  
16 meandering along between the buildings and  
17 this block you see right there (indicating),  
18 which Shea's going to explain, and that --  
19 that right now will total over two acres.  
20 So this shaded area, the dark shaded area,  
21 is well over two acres of offering for  
22 public access and it's going to connect to  
23 this parking lot up here and it's going to  
24 be proposed to meet the property line on the  
25 south side so that it can be continued on

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2 land to the south if something's ever  
3 developed there.

4 The building itself, the commercial  
5 building, is still the same size because the  
6 13,000 it basically takes like a half a  
7 floor off the top so the footprint, the  
8 commercial footprint, is still the same  
9 size. Inside these buildings you still have  
10 the same amenities that you seen in the  
11 original pictures, the same size --  
12 basically the same size units, there's no  
13 change to the concept of the inside of the  
14 buildings. And if you look at your inside  
15 addition of the Journal News there's a  
16 building that would be a sister building  
17 kind of. This is the kind of development  
18 that you're looking at. That was  
19 highlighted in the real estate area. We  
20 still have this rec right here for the  
21 community, that would be for the people who  
22 live in these four buildings, there would be  
23 a pool, outside sitting area, and then, of  
24 course, we're going to landscape this and  
25 the access for the public will be landscaped

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2 and benches and things like that. That  
3 we're going to get into. The applicant just  
4 hired an architect that has worked on  
5 several projects up and down the Hudson  
6 River so he's done a good amount of  
7 landscaping because it's not like a shopping  
8 center, it's not like a home, because you're  
9 gonna have people in here up seven, eight  
10 foot above the grade looking out on their  
11 balconies and you don't want em to turn  
12 around and look out and see a Pine Tree down  
13 there. So there's gonna have to be a  
14 careful analysis of the height and what  
15 we're doing and where they're placed. If  
16 you place a tree down at the end of the  
17 building which is at elevation seven and  
18 you're up here on your balcony at elevation  
19 eighteen we gotta make sure that ten years  
20 from now you're not looking at a birds's  
21 nest so that something else that we have to  
22 work towards.

23 And now we've started to do the DEIS on  
24 this, we're analyzing and we're going for  
25 the utilities, we made the contact with the



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2 United Water and we're doing the sewer  
3 analysis. Once we got our favorite plan  
4 it's a lot easier to start going for the  
5 hard facts. So right now unless you have  
6 any other questions on the I'm gonna go to  
7 the sea and have Shea come up and explain  
8 the new thought on the shoreline.

9 MR. TORVELSON: Shea Torvelson from TMS  
10 Waterfront in Port Chester. One of the  
11 lessons learned and one of the things that  
12 we really took a good look at was the hard  
13 strong lane that exists currently with a  
14 very simple navy wall bulkhead which is  
15 kinda standard for any river and it's even  
16 down in Jersey, but. One of the things  
17 we're concerned about and as we advance with  
18 sea level rise is is the energy that we're  
19 gonna see on the waterfront here. As you  
20 start to raise sea levels, you have boats  
21 transiting, everybody knows that waves come  
22 in pretty significantly there, so what we  
23 were looking at and the original bulkhead  
24 had a limited lifespan due to dry rot or  
25 collapse and it didn't do anything to raise

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2 the flood protection or the resilience of  
3 its shoreline. It was around plus four. We  
4 really want the site to be much higher. In  
5 fact, the way the site's created with Dave's  
6 plan is that the site behind that is  
7 actually quite a bit higher and we wanted to  
8 level that off a little bit while not  
9 compromising the waterfront.

10 So what we've done, what we've been  
11 successful doing in other places is taking  
12 the old navy wall, the remnants of the old  
13 navy wall, and actually leave it there as a  
14 tow, so it's a structural toe to maintain  
15 the shoreline, and actually do a soft  
16 shoreline with riprap stone, stone, the  
17 potential to add some specific highlights in  
18 the shoreline that could be used or expanded  
19 as habitat enters, plantings, and other  
20 items such that we want to break the energy  
21 of waves and break the energy of flooding.  
22 The benefit riprap stone is that it's  
23 porous, it's not a hard vertical surface, it  
24 don't rebound waves, and if it gets over top  
25 of the bulkhead then washes out behind it

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2 actually create more erosion. We've looked  
3 at the (inaudible) in terms of how the Army  
4 Corps analyzes it with stream flow, we  
5 believe that the energy reduction can be up  
6 as much as 80 to 85 percent, meaning, you'll  
7 get no rebound, you'll get waves that get  
8 reduced in energy, the over topping, the  
9 amount of flooding, the amount of waves that  
10 actually reach upland will be greatly  
11 reduced. And because this no longer will  
12 reflect or we rebound waves it will actually  
13 positively effect any adjacent owner to the  
14 south and the wetlands to the north so we  
15 don't continue to amplify waves and size.

16 At the same time it allows us to rate  
17 the whole site without compromising  
18 anything. We do lose a little bit of land  
19 right here (indicating), but what we're  
20 doing is we're actually are restoring some  
21 of the Hudson River Waterway so from a from  
22 (inaudible) analysis and stream analysis I  
23 don't think there's any issues with EIS in  
24 terms of restriction or flooding, meet all  
25 the NSG requirements.

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2 And then as we work with the landscape  
3 architect here to figure out either through  
4 live staking or title pools, things like  
5 that, how do we induce growth, algae growth,  
6 not invasive species, but we have a very  
7 SAV's, submerged aquatic vegetation, all  
8 throughout here, we want to be able to  
9 expand that closer to the land a little bit  
10 cause that will bring everything to it.

11 So I'm sure this is a difference,  
12 complete difference than has been presented  
13 before. I was wondering if you guys had  
14 specific questions on this while we're look  
15 can at it and while I can answer them  
16 hopefully.

17 CHAIRMAN GUBITOSA: Bill, you have any  
18 questions on this?

19 MR. SHEEHAN: Yeah, well I've seen this  
20 obviously before but don't -- the distance  
21 from the buildings to the shoreline, Dave,  
22 was that due to the proposed shoreline or  
23 the existing one?

24 MR. ZIGLER: Actually it's from the  
25 proposed.

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2 MR. TORVELSON: From the crest. So what  
3 we're looking at is the crest right here.  
4 What we've shown in the drawing is  
5 effectively a Jersey Barrier, heavy duty  
6 curb, what we've given back is this distance  
7 from the bulkhead high water mark. Actually  
8 we've given back almost an acre of Hudson  
9 Rive.

10 MR. SHEEHAN: What exists between the  
11 existing bulkhead and the --

12 MR. TORVELSON: This is only ten feet.  
13 One on one slow, it'll meet the Army Corps  
14 standards and DEC.

15 MR. SHEEHAN: The other thing we spoke  
16 about since your, obviously this is out of  
17 the water, potentially DEC, but you're also  
18 gonna be some work in the water with the  
19 docks?

20 MR. TORVELSON: Yes.

21 MR. SHEEHAN: So there will be some  
22 permit needed.

23 MR. TORVELSON: Yes.

24 MR. SHEEHAN: So that raises the  
25 question about the travel lifts and the what

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2 we're going to go do with those?

3 MR. TORVELSON: So the DEC does govern  
4 the river cause we're altering the water  
5 portion of the high tide, same thing with  
6 the Army Corps. So we'll have the navigable  
7 Water Way Department that we have to deal  
8 with Section 10 and then 15 because we're  
9 also excavating the waterway we'll have 401  
10 water quality and 404.

11 MR. SHEEHAN: You know where I'm going  
12 with this; right?

13 MR. TORVELSON: Yeah. What we're doing  
14 for the docks -- the docks is -- everybody  
15 knows that the existing marina -- we  
16 subsequently filed to have the marina docks  
17 replaced for this season coming up. We've  
18 had some significant comments back. The  
19 concern for this permit and for the wave  
20 fence specifically applies to visual and the  
21 adjacency of the Battle Field. So what  
22 we're anticipating is the new part of this  
23 that won't be permitted by that time is the  
24 spear so that'll be new. We anticipate the  
25 docks with permitted before this plan.

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2 MR. SHEEHAN: Right, but my point is  
3 since the original plans the applicant was  
4 trying to stay away from the permit process.

5 MR. TORVELSON: Oh, yeah. We're not.

6 MR. SHEEHAN: So since you're not, my  
7 question is, are we going to take the  
8 existing bulkheads for launch?

9 MR. TORVELSON: No, we are not going to  
10 close them up. The idea is we want to  
11 create an intertidal habitat there. We  
12 actually want to create -- it's actually  
13 something we did over at Beaumont Pond in  
14 Haverstraw where we created a sill at the  
15 lower water mark near the high water mark  
16 and then behind that either through live  
17 staking or plantings we actually created  
18 intertidal -- so between this one there will  
19 be -- this one is the larger one that's on  
20 the north side and the intent is to be able  
21 to break that off and provide a tidal  
22 shallow. The ones to the south are pretty  
23 shallow. We're probably just going to just  
24 riprap protect it. So it'll wind up being a  
25 natural shoreline.

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2 MR. SHEEHAN: When you're using your  
3 riprap, how far back will it come past those  
4 existing --

5 MR. TORVELSON: On this one right here  
6 it goes right up here (indicating).

7 MR. SHEEHAN: So it'll blend right in?

8 MR. TORVELSON: It will blend. As a  
9 matter of fact, that's what we use on the  
10 Jersey Barriers, we're going to set the  
11 Jersey Barriers --

12 MR. SHEEHAN: We just didn't want --

13 MR. TORVELSON: Further back, no.

14 MR. SHEEHAN: Yeah, we just didn't want  
15 an opening in the middle of all this.

16 MR. TORVELSON: So that height is only  
17 about three feet so you're really looking  
18 about six foot riprap and then we'll end it  
19 and bury it in and then you'll see an  
20 intertidal with a sill. We'll work with the  
21 landscape architect to really --

22 MR. SHEEHAN: So when once you do the  
23 EIS we're eventually going to be seeing the  
24 landscaping plans detailed?

25 MR. TORVELSON: Exactly. We just



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2 haven't gotten -- we're gonna cut cross-  
3 sections probably after the New Year and  
4 start to discuss the type of plants, salt  
5 tolerant and marsh plants, the things  
6 that'll survive in this area without having  
7 to replace year after year.

8 MR. SHEEHAN: The Board tonight they're  
9 gonna most likely bring him on, the  
10 landscape architect, and all those other,  
11 traffic consultant so we'll be interested in  
12 what you submitted.

13 MR. TORVELSON: Yeah. One of the other  
14 things we're looking at, I happen to be on  
15 the Board for the Billion Oyster Project in  
16 New York City. We've done the salinity  
17 studies up here and one of the things we're  
18 looking at is the living shoreline and the  
19 sill is whether we can actually plant some  
20 reefs up here as part of it. So we're  
21 entering into discussion with them for a  
22 potential pile study for same thing here.

23 MR. SHEEHAN: Okay.

24 CHAIRMAN GUBOTISA: Max, anything?

25 MR. STACH: What does the replacement of

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2 the bulkheads with the riprap do, if  
3 anything, to the siltation of the area?

4 MR. TORVELSON: So that's a very  
5 difficult question, but silt is such a weird  
6 thing. Right now to give you an idea, you  
7 know, everybody know current flows north to  
8 south and then it gets really bad. This  
9 area has become so shallow the current that  
10 you actually see prevailing that wash just  
11 bounce around that and curl in here a little  
12 bit. This work won't probably effect  
13 anything in terms of siltation in this area.  
14 What you will find is that the silt that's  
15 been built up to only about a foot or a foot  
16 and a half or two foot water depth on that  
17 bulkhead there will probably wind up laying  
18 flat and smoothing out and spreading out.  
19 So you won't see as high up mud line there,  
20 but it'll probably all wind up in stasis at  
21 some point.

22 The one thing it will do because it will  
23 make waves break when it hits the riprap  
24 through is that there will be some -- once  
25 it comes to this and breaks there will be

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2 some flow in that direction, and one of the  
3 things we have to make sure of is that that  
4 riprap and how it's shaped winds up being in  
5 certain spots like here on the point and  
6 over here (indicating) so that there's a  
7 semblance of a groin to present heavy  
8 current flow through that so we are  
9 transporting -- so that in a storm event  
10 that comes from the north that we're not  
11 transporting sediment all the way down  
12 through there and then it's just gone. So  
13 the point here will be a part of that, and  
14 believe it or not, the barrier where there's  
15 a sill with also assist in that in reducing  
16 the water flow through there. Obviously, a  
17 marina that's full, if it's an active  
18 marina, it's healthy it keeps the sediment I  
19 move too believe it or not that's actually a  
20 good thing. And the deeper and the more  
21 sediment that moves through there and as we  
22 open it up what we're also doing as  
23 everybody knows is removing the junk from up  
24 here (indicating) that should also induce  
25 some additional flow and hopefully it will

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2 clean out the area.

3 MR. STACH: Does that work on the junk  
4 and the existing brake wall, is that  
5 something that's going to be done as part of  
6 this project or is that part --

7 MR. TORVELSON: Actually, this break  
8 wall removal and this break water right now  
9 what the rebuilt docks are sitting on now  
10 this is what the DEC and the Army Corps have  
11 now, they've responded with a notice of  
12 incomplete application for this. The Army  
13 Corps wants a quick additional analysis of  
14 EFH, essential fish habitat, and the DEC has  
15 requested a long form EAF of course because  
16 of the Stony Point Battlefield so we are  
17 completing that EAF and resubmitting it to  
18 them.

19 Inherently it is an existing marina.  
20 One of the concerns of DEC was that this  
21 marina operating wasn't tied to the  
22 development. So in discussions with our  
23 client we were able to produce a report with  
24 them saying it's an existing marina, it'll  
25 continue to be an existing marina and

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2 irrelevant of the development we want this  
3 marina to be operational in 2019.

4 MR. STACH: You had mentioned living  
5 reefs?

6 MR. TORVELSON: Yes.

7 MR. STACH: Where would the location be  
8 and what would the purpose be?

9 MR. TORVELSON: So right in front of the  
10 two areas here (indicating). The idea is  
11 for pilot reefs to act as a sill just like  
12 the sill on your house provides an area for  
13 a stop for water rolling in the front door.  
14 The reefs will self generate, they'll self  
15 precipitate and develop their own growth.  
16 The idea is if we can see them we can  
17 actually advance em and do some filtration  
18 and cleaning of the water. So what we do on  
19 Long Island and what we did for the living  
20 shorelines on Staten Island is is we've  
21 taken old shells we've collected from all  
22 the local restaurants that do clams and  
23 oysters, we then seed those and put them in  
24 cages and put them on site and then if  
25 there's additional growth and they can

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2 precipitate they'll actually be self  
3 sustaining. The Tappan Zee just installed  
4 the same 1400 cages. The benefit is of  
5 course oysters create their own  
6 calcification and what it does is it  
7 reenforces any living shoreline so where you  
8 might have weak grasses and plants in the  
9 first ten years of growth before they root  
10 an (inaudible) or oyster cages, something  
11 that has filtration will also stabilize the  
12 areas. The idea here is in these  
13 intertidals is that we want to be able block  
14 that off and use them and also provide  
15 something that, you know, has a history with  
16 the Hudson River.

17 Again, salinity changes so drastically,  
18 we've had so many changes in the last ten  
19 years. We have successful habitats as far  
20 north as Haverstraw right now. We're trying  
21 to determine whether we're going even  
22 further north, but again it's really not to  
23 stabilize what we're considered to be  
24 living.

25 MR. STACH: You had mention that had --

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2 did you mention that the total increase in  
3 height of the existing bulkhead is ten feet?

4 MR. TORVELSON: Two feet. There's  
5 ten-foot between the existing bulkhead and  
6 the new crest. This bulkhead is three to  
7 four and I think we're coming up to plus  
8 seven so three, three and a half feet so  
9 we're actually increasing -- right now, if  
10 everybody's been down there, at a real high  
11 moon tide you're topping the bulkhead. So  
12 now instead of having to worry about that  
13 we'll have two or three feet of free board  
14 for additional flood protection or erosion  
15 protection.

16 CHAIRMAN GUBITSOA: John?

17 MR. O'ROURKE: No questions at this  
18 time.

19 CHAIRMAN GUBITOSA: On the bottom  
20 bulkhead where you said you have other  
21 examples of places you've been doing.

22 MR. TORVELSON: The riprap and bulk  
23 head?

24 CHAIRMAN GUBITOSA: Yes.

25 MR. TORVELSON: Yeah, fifteen or twenty.

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2 We did it at Long Horn up -- in the Hudson  
3 we did it in Kingston, at American Dog and  
4 Pile, we did it at Longhorn, for Hudson  
5 Scenic, sorry, Scenic Hudson, we did for the  
6 Department of Sanitation in Harlem River  
7 which as a high current flow. We're  
8 currently -- this is a design that was just  
9 approved for grounds field at 47 Kent,  
10 Brooklyn, where they're cutting down the  
11 bulkhead, Astoria All lost their creek.

12 CHAIRMAN GUBITOSA: All right. What was  
13 it called again?

14 MR. TORVELSON: Revapment.

15 CHAIRMAN GUBITOSA: All right. You guys  
16 have any other questions for now? Once we  
17 go further on --

18 MR. TORVELSON: There's gonna be a lot.

19 CHAIRMAN GUBITOSA: There's gonna be a  
20 lot more. We're just like in the first  
21 stages.

22 MR. TORVELSON: And the good thing is we  
23 can -- the DEC, Steven's Institute, Scenic  
24 Hudson there's a lot of documentation on  
25 living shorelines for the Hudson River.



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2 It's been studied quite extensively and they  
3 actually have guidelines that helps  
4 everybody select based on the type of  
5 background so it's not without some  
6 additional information that we're working  
7 on.

8 CHAIRMAN GUBITOSA: Good. Anything  
9 else, Dave? Bill, anything else? All  
10 right. Good. We'll see you next year.

11 MR. ZIGLER: One other thing, the second  
12 page of this has a emergency access on it I  
13 don't know if Tom --

14 MR. SHEEHAN: I forgot to bring up about  
15 getting back to the landscaping we are  
16 pushing for some kind of landscaping in the  
17 parking lots.

18 MR. ZIGLER: Yes.

19 MR. SHEEHAN: Which we did discuss with  
20 you and it was supposed to be meeting I  
21 guess with the architect about some areas  
22 for the fire trucks for the 26-foot aisles  
23 or areas so now that we got so much paring  
24 we might be able to free up parking.

25 MR. ZIGLER: Yeah, well he's looking

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2 right here (indicating) this is the front  
3 door and there's on each one of these units  
4 there's like I think six parking spaces  
5 there, five, six, so that would make enough  
6 for a fire truck to come in and have a  
7 hydrant there with the 26 feet, more than 26  
8 cause you'd have the aisle. Let's say  
9 20-foot for the space and 26-foot so you'd  
10 have 46 foot and a hydrant and you'd be  
11 within the working distance of the hydrant.

12 MR. SHEEHAN: Do you have any idea when  
13 we'll start seeing landscaping plans?

14 MR. ZIGER: The landscaper said he would  
15 start working on them immediately and that's  
16 -- that's our next stage as we go.

17 MR. SHEEHAN: I don't know what  
18 immediately means.

19 MR. ZIGLER: He said today so.

20 MR. SHEEHAN: When are we going to see  
21 something cause we're bringing people on  
22 board?

23 MR. ZIGLER: We would like to keep the  
24 processing so probably next month. He's  
25 already did photos.

## 1 Proceedings

2 MR. SHEEHAN: Probably have something  
3 before January's meeting?

4 MR. ZIGLER: Yes, yes, he already has  
5 taken photos and put landscaping on the  
6 floor so that'll be a good way to open up  
7 the presentation to the Planning Board.

8 MR. SHEEHAN: We hire these guys we gone  
9 at do something with them.

10 MR. ZIGLER: That's it.

11 CHAIRMAN GUBITOSA: Thank you, Dave.

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THE FOREGOING IS CERTIFIED to be  
a true and correct transcription of the  
original stenographic minutes to the best  
of my ability.

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Melissa Pezzullo