

TOWN OF NEW WINDSOR

PLANNING BOARD

August 8, 2012

MEMBERS PRESENT: DANIEL GALLAGHER, ACTING CHAIRMAN  
HENRY VAN LEEUWEN  
HARRY FERGUSON  
HOWARD BROWN  
DAVID SHERMAN

ALSO PRESENT: DOMINIC CORDISCO, ESQ.  
PLANNING BOARD ATTORNEY

MARK EDSALL, P.E.  
PLANNING BOARD ENGINEER

JENNIFER GALLAGHER  
BUILDING INSPECTOR

NICOLE PELESHUCK  
PLANNING BOARD SECRETARY

ABSENT: JERRY ARGENIO

MEETING AGENDA:

1. JHCS Mobile Home Park
2. DA Realty Park
3. Mt. Airy Park
4. Windsor Enterprises Mobile Home Park
5. Temple Hill Apartments S.P.
6. New York Granite
7. Ridge Rise S.P.

**REGULAR MEETING:**

MR. GALLAGHER: I'd like to call to order the Town of New Windsor Planning Board meeting for August 8, 2012. Everybody please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

MR. GALLAGHER: Alright, obviously, as you can see, Chairman Argenio is not here tonight, he had some other

August 8, 2012

2

things that came up that he had to take care of. I'm going to try my best to fill in. And I'm going to rely on everybody else if I have any questions to push me along. We have no approval of the minutes so we're just going to move right on to the annual mobile home park reviews.

ANNUAL MOBILE HOME PARK REVIEWS:

JHCS MOBILE HOME PARK

MR. GALLAGHER: First one on the agenda is JHCS Mobile Home Park. Anybody here? Please state your name for the stenographer.

MR. GARRISON: Richard Garrison

MR. GALLAGHER: Jenn, has anybody been out there from your office?

MRS. GALLAGHER: Yes, and everything is in order.

MR. GALLAGHER: Do you have a check made out to the town for \$250?

MR. GARRISON: Yes.

MR. GALLAGHER: Thank you. If anybody sees fit, I'd like to a motion for approval, for one year approval.

MR. VAN LEEUWEN: So moved.

MR. BROWN: Second it.

MR. GALLAGHER: Motion made and seconded. Roll call.

ROLL CALL

MR. BROWN	AYE
MR. FERGUSON	AYE
MR. SHERMAN	AYE
MR. VAN LEEUWEN	AYE
MR. GALLAGHER	AYE

August 8, 2012

4

DA REALTY PARK

MR. GALLAGHER: Second one is DA Realty Park. Anybody from DA Realty? Okay, we'll just move on, we'll come back to that.

August 8, 2012

5

WINDSOR ENTERPRISES MOBILE HOME PARK

MR. GALLAGHER: Anybody here for this one?

MRS. PELESHUCK: This one also canceled.

REGULAR ITEMS:

TEMPLE HILL APARTMENTS SITE PLAN (11-14)

MR. GALLAGHER: First regular item tonight is Temple Hill Apartments Site Plan, Temple Hill Road. The application proposes 172 unit multi-family residential development 188 totally affordable senior citizen housing units and 84 work force housing units on a total of 18 and a half acres. The plan was previously reviewed on September 14, 2011, November 9, 2011 planning board meetings.

MR. PFAU: Good evening, my name is Joe Pfau from Pietrzak & Pfau. Just we're here tonight just to give the board a quick update on the project. As you probably are aware, we're requiring a zone modification from the town board and we're still waiting on that. But we have at our own risk been developing plans. Our SWPPP we've had numerous reviews with outside agencies already, we've sign-offs from Palisades Park Fish and Wildlife, we've made some admissions to DOT, we've worked with Mark's office and have finalized our SWPPP. And as I said, we got full 19 sheet set and really just here tonight to ask if we can have Mark continue with the technical review, fully knowing it's at our own risk so we can wrap that up so when things do happen with the town board hopefully we can move along rather quickly cause we do have the state funding that we're trying to get.

MR. VAN LEEUWEN: I don't see any problems there.

MR. GALLAGHER: I know you guys did the traffic study. Anything on the signal?

MR. PFAU: Well, we're, I don't believe there's a signal going in right as part of our project but there's a, I believe when the full buildout of the project is complete the adjacent development--

MRS. GALLAGHER: Patriot Bluff.

MR. PFAU: -- Patriot Bluff, that's when the DOT will be considering it. But we've made submissions. There's going to be turn lanes. There are going to be some upgrades to the intersection which I can, I don't have that plan with me tonight, I wasn't really prepared to talk about that but we're working with the DOT and we should be getting some responses back from

them shortly.

MR. GALLAGHER: Do you have anything else on this?

MR. EDSALL: Just as an update for the board to show that they have been active working on some technical issues, one of the most difficult portions of any site development plan at this juncture in our history is dealing with storm water just because of the new storm water regulations. Joe's office made I believe two or three revision submittals and they have worked it down to the point where there's one minor note that needs to be added to the plan. So in effect, the storm water pollution prevention plan is in acceptable form which is a terrific amount of progress to make the second issue which is important and has been referred, is a referral package to the New York State Office of Parks, Recreation and Historic Preservation. That package went up so that agency can review this proposed development given its proximity to the historic site and the Purple Heart Museum. So that's in the works, that went up in I think the third week off July so that's moving so--

MR. GALLAGHER: They usually have a pretty quick turn around or are they slow?

MR. EDSALL: It takes some time but they're familiar with the project because of the fact that there are other state agencies involved in the funding aspects. So I had the request at the workshop if they can come in and just update the board on where they're at. I thought it wouldn't be a bad thing for the board to hear some of the progress and we have no problem continuing to work with them on technical issues as long as they understand it's all subject to zoning changes.

MR. GALLAGHER: Anybody from the board have anything else? Anything else?

MR. PFAU: No, appreciate it.

DA REALTY PARK (CONTINUED)

MR. GALLAGHER: Anybody from DA Realty Mobile Home?

MR. CRANA: Yes, Douglas Crana, C-R-A-N-A.

MR. GALLAGHER: Has anybody from your office been out there?

MRS. GALLAGHER: Yes, everything's fine.

MR. GALLAGHER: Do you have a check for the town in the amount of \$250?

MR. CRANA: Yes.

MR. GALLAGHER: Motion for extension?

MR. BROWN: So moved.

MR. FERGUSON: Second it.

MR. GALLAGHER: Motion has been made and seconded.  
Roll call.

ROLL CALL

MR. BROWN	AYE
MR. FERGUSON	AYE
MR. SHERMAN	AYE
MR. VAN LEEUWEN	AYE
MR. GALLAGHER	AYE

REGULAR ITEMS:

NEW YORK GRANITE (12-11)

MR. GALLAGHER: New York Granite site plan, 857 Union Avenue, it's the old town highway garage. This application proposes use of a current town highway garage as commercial sales/display warehousing manufacturing facility for granite and related building products. The plan was reviewed on a concept basis only. State your name for the stenographer please.

MR. PIASECKI: Hieslan Piasecki.

MR. GETZ: David Getz.

MR. GALLAGHER: Real quick, guys, as the board members may be aware, the town board has been exploring the relocation of the town highway garage and sale of the current property. The Town of New Windsor Supervisor has authorized this authorization as part of a pending sale of the site. Guys, if you just want to let us know what you plan on doing.

MR. GETZ: I'm Dave Getz, engineer for the project and Mr. Piasecki is the owner. The proposal is to modify the existing building, the highway garage by expanding it to the back roughly doubling the size of it and to relocate his business which is in Monroe, New York. New York Granite Corporation makes granite countertops and related products. So there would be very little change to the site that would be needed, other than the building addition. It seemed like a very good fit for his business which would be a small showroom and office in the front part of the building and then larger areas for the actual manufacturing and storage in the back.

MR. VAN LEEUWEN: Can I ask a question? Where are you located now?

MR. PIASECKI: Monroe, New York.

MR. VAN LEEUWEN: Whereabouts?

MR. PIASECKI: 208.

MR. VAN LEEUWEN: That's in the old Monroe Tubes building, okay. Now I know. Thank you.

MR. GALLAGHER: Are you purchasing the property up on

the hill or is that separate?

MR. GETZ: It's a four acre lot so it includes the edge of the paved area now is here but the property extends over.

MR. GALLAGHER: Includes all the property up top also?

MR. GETZ: Yes, but nothing's proposed in that area at this time.

MR. GETZ: We have appeared at a couple of work sessions with Mark and talked about some of the site issues and all.

MR. GALLAGHER: No changes to the curb cuts on Route 300.

MR. GETZ: Correct.

MR. GALLAGHER; Mark, anything? There's a lot of notes, I don't think we should go through each one.

MR. EDSALL: Yeah.

MR. GALLAGHER: Anything major?

MR. EDSALL: I don't think we have an extra copy to give them.

MRS. PELESHUCK: Yes, I do, I can give you these.

MRS. GALLAGHER: Nicole, I have an extra, do you need yours?

MRS. PELESHUCK: No.

MR. EDSALL: Really there's some minor corrections, one note that the building inspector pointed out just to confirm the additions that were put on kind of dominoed on the left side of the building that the town put on, we have discussed they're going to be removed and they're going to square off the building with new construction. But those questionable additions are going to be removed.

MRS. GALLAGHER: Is that correct, you guys are removing those, the trailer and the addition that was put on that's attached to the trailer?

MR. GETZ: Yes.

MRS. GALLAGHER: That's going to be removed, correct?

MR. PIASECKI: Yes, the trailer, yes.

MR. GETZ: There's a shed there also.

MRS. GALLAGHER: The shed can stay.

MR. GETZ: That's related to the environmental issue.

MRS. GALLAGHER: Correct, but we're speaking of the trailer, they're literally you have, the line goes through here.

MR. GETZ: Yes, there's a label there that was trailer to be removed.

MRS. GALLAGHER: Right next to the, that's the addition that connects to the trailer, are you aware of what I'm speaking of?

MR. GETZ: I've seen it from the outside. I haven't been inside to be sure but on the plan is that the part of what we're showing to be--

MRS. GALLAGHER: It's right here. So, I mean, it connects this building to the trailer, there's that addition right here.

MR. GETZ: The architect has taken a look at the front corner, either way we're going to comply with the side setback. We realize some of the existing building being--

MRS. GALLAGHER: This was put on and does not meet code, it doesn't meet code. So if you guys plan on keeping it, you would have to get an engineer to sign off on it or something like that.

MR. GETZ: Okay, we'll address that. I'm not sure--

MR. EDSALL: My understanding since they're putting on an addition you're going to reconstruct that area, would just make sense to do it the right way.

MR. PIASECKI: I want to do it the right way because that's going to be like a big showroom.

MRS. GALLAGHER: I want to make sure you're aware of that.

MR. GETZ: What's there now doesn't meet code.

MRS. GALLAGHER: No, everything else but this addition part and if you want, you can give me a call and I can show you exactly what we're talking about.

MR. PIASECKI: Okay, yeah, because we want 10 feet in the showroom to make it nice inside and outside.

MR. EDSALL: I don't know that there's any terrific benefit in going through the comments under number three, which is just minor corrections which Dave can make. The only zoning issue that I ran into with and I would seek maybe to come up with a resolution tonight, his direction they want to go is all the uses they want, the retail sales, the wholesale sales, storage, manufacturing, assembly, treatment are all in the zone as a use by right. With the A-14 use the manufacturing and the assembly and treatment of materials you're not allowed to have outside storage which they want to have. So what we have to do to accommodate outside storage is actually add to their use of the proposed uses, use B-10 which is a special permit use which is building materials, sales and you can at that point they could ask to have storage outside, screen it as they propose. They should decide if they want to go the special permit route and I can work with them on that which I think is more time efficient than eliminating it and then having to go for a variance or I'm sure they don't want to eliminate the outside storage, they need it. So that being the case with the board's acceptance what I'll do is I'll work with the applicant and Dave to make sure that the proper uses are reflected and if they need a special permit public hearing we'll just make sure we work it out with Nicole and the chairman to get it scheduled so they can continue to move forward.

MR. GALLAGHER: I'm fine with that. Nobody else have a problem?

MR. VAN LEEUWEN: I have no problem with it at all.

MR. CORDISCO: That would certainly be my recommendation, it's just another procedural hurdle but it's an easy one to address since they're before the board now anyway.

MR. EDSALL: Other than that, the two procedural steps and I want to make sure we know for sure which direction they're going is the referral to Orange County Department of Planning because it does front on the state highway and then we could, Dominic can maybe tell us what his opinion is on starting SEQRA.

MR. CORDISCO: I wasn't sure that there was any other involved agencies with this because I don't think you need any other approvals.

MR. GETZ: Not that we know of.

MR. CORDISCO: If you're not going to go the route of trying to get a variance for the outside storage then there's no other, there's no need to circulate to any other agencies cause there's no one to circulate to.

MR. GALLAGHER: So we don't need to take lead agency.

MR. CORDISCO: Just assume it automatically, you know, this would be what's considered to be an unlisted uncoordinated action.

MR. GALLAGHER: It's assumed?

MR. CORDISCO: Yes.

MR. GALLAGHER: Are the plans good enough, Mark, to send out to county?

MR. EDSALL: I believe so. Once again, I want to make sure the bulk table's correct because that's one of the things the county looks at is the uses but once that's resolved and maybe a couple of the other minor adjustments can be made on the updated plan we'll shoot it right out if it's okay with the board.

MR. GETZ: Sure, we can get it turned around quickly.

MR. GALLAGHER: I see nothing else, do you guys?

MR. EDSALL: No.

MR. GETZ: Can you just make it clear for us the special permit is simultaneous with site plan?

MR. EDSALL: Yes.

MR. GETZ: So there will be a public hearing required?

MR. EDSALL: Site plans have an optional public hearing. In many cases, the planning board requires a public hearing anyway. The only difference is with a special permit it's a mandatory public hearing but they run parallel and you would get both approvals at the same time at the end.

MR. GETZ: Okay.

MR. EDSALL: But it saves you a trip to another board.

MR. CORDISCO: One thing you could do tonight would be to authorize the public hearing pending the resolution of this issue and the revision of the plans. That way, they don't have to come back another tonight just to ask you for the mandatory public hearing and come back a time after that, you know, so the board would need a motion to authorize public hearing pending revision of the plans.

MR. VAN LEEUWEN: So moved.

MR. FERGUSON: Second it.

MR. GALLAGHER: Board has made approval for the public hearing. Roll call.

ROLL CALL

MR. BROWN	AYE
MR. FERGUSON	AYE
MR. SHERMAN	AYE
MR. VAN LEEUWEN	AYE
MR. GALLAGHER	AYE

MR. GALLAGHER: The only one thing I have is a question that was on here as far as the dumpster enclosures. Do you plan on putting them?

MR. PIASECKI: Just going to be a dumpster for like stone but it's not, you know, when you fill it up the truck takes it.

MR. EDSALL: Just locate that on the plan.

MR. GETZ: Okay.

MR. VAN LEEUWEN: You're not keeping the old stone?

MR. PIASECKI: No.

MR. GALLAGHER: Thanks guys.

MR. GETZ: So the date of the public hearing?

MR. EDSALL: You'll get a call.

MR. CORDISCO: It will depend on the revision of the plans, once you do, give Nicole a call.

MR. GETZ: Thank you.

## RIDGE RISE SITE PLAN (04-27)

MR. GALLAGHER: Next on the agenda is Ridge Rise multi-family site plan. This application proposes the development of 30 plus acre parcel into 133 unit multi-family development with 148 units increased from 133. The plans were previously reviewed at the October 13, 2004, October 25, 2006, March 26, 2008 and November 18, 2009, August 11, 2010, March 9, 2011 planning board meetings. Alright, guys, I think we've seen you before, right?

MR. ZEPPONE: My name is Al Zeppone here on behalf of Tomer Slutsky, the owner applicant. I have created two exhibits, the upper one reflects the new plan and I brought the old plan. If you recall when we were here with that we lined out all the details, all the comments that were made by this previous board which were addressed in those plans. Unfortunately, as time went on the economy housing demands changed so to assure or help assure the success of the project it became obvious to the client probably should gear towards what's happening in terms of housing and that is rentals at this point. So what we have done is taken a portion of the project, the upper left-hand there's a stream that runs through the center of the project, everything to the right of the stream is exactly as it was, everything below the horizontal roadway the first one is exactly as it was. The changes are really confined to this left-hand corner outlined by the stream and the Washington Crossing condominiums and there's an industrial area to the south. But you can see the roadways through that area remained identical, all the utilities through that area remained identical. What happens are that the units, the footprints got smaller because it went from three bedroom townhouses to apartments. I might add the intent to develop these apartments with individual utilities that would allow in the future for them to be sold off as condos, so this way potential for ownership assuming the market changes is there to convert from rentals to ownership. Everybody will have their own and it will be an easy conversion at least from an engineering point of view. The other thing you'll notice is the entry road, under the previous plan, that entry road was emergency and in this particular case the intent is to start with this half of the project because it's more in tuned with what the housing demands are right now. So this becomes more of an active entry and because of that where before we agreed

we'd upgrade the utilities that are in the road and check them and pave we're now going to curb it and tree line it to make it more appealing as an entry to this side of the development. The other, when the project is built out, the main entry will remain intact as it was in the past. Any detail I will point out what we show here tree lined street, curbs but all these industrial buildings have active driveways, I can't guarantee that there's going to be six trees here, we need to coordinate with the circulation how they get in and out. A lot of these are open space, by way of example, I'm pointing to the center, he has a huge uncontrolled entry so depending on what his needs are, the swings of trucks we'll coordinate with him. But the intent is to put curbs and tree line it. Within that, there's discussions as to whether or not a sidewalk is needed. Internally, there's sidewalks everywhere, they are as they were everywhere you saw them before is basically where they are now. You'll notice the parking has changed in front of the places, the garages are removed so therefore the driveways are removed, they'll be converted to parking along the street. By the numbers just throw out a couple of numbers here.

MR. GALLAGHER: Do you plan on bringing was that Corporate Boulevard, do you plan on bringing that up to the town specifications?

MR. ZEPPONE: Yes, we agreed to terms of utilities and the paving to do that, now we're going to make it, right now it varies between 20 something feet and 35 feet, we'll make it uniform feet and curb it so--

MR. VAN LEEUWEN: But that's not going to be turned over to the town.

MR. ZEPPONE: That's up to you whether you accept it or not.

MR. VAN LEEUWEN: I don't think the town wants it.

MR. BROWN: What's the other entrance?

MR. ZEPPONE: This is a brand new road that we'll be recreating.

MR. GALLAGHER: Right passed the Carpet Mill Outlet, the sign, where the sign is.

MR. BROWN: That one is going to go to the townhouses and Corporate is going to go to the rentals.

MR. ZEPPONE: Right, they're all interconnected internally, there will be no precluding of one from the other.

MR. BROWN: But the entranceway is in and out?

MR. ZEPPONE: That's correct. So we had 117, it's initially townhouses, we now have 54, there were 60 condo units by the clubhouse that will remain as 60 and then we now have 78 apartments units for a total of 148 versus the 133. But it's interesting because the roof on these are smaller, the footprint of the open space green area actually went up about a percent and a half. It's diminimous but it increased.

MR. GALLAGHER: Before you went to the market rentals was there a homeowners' association in plan for condos, townhomes?

MR. ZEPPONE: I believe there would have been, yes.

MR. GALLAGHER: With being market rentals, are you still able to have a homeowners' association?

MR. CORDISCO: Yeah, because the common space would be actually owned and maintained by the homeowners' association.

MR. ZEPPONE: I think it's the intent to keep the pool area and clubhouse area would be available to the apartments.

MR. VAN LEEUWEN: So what you're doing you're adding 30 units.

MR. ZEPPONE: Fifteen and that number was set to keep below the threshold of one unit per 7,000 square feet.

MR. GALLAGHER: Did we do a traffic study?

MR. EDSALL: Not yet.

MR. GALLAGHER: Being that we're going up in units.

MR. EDSALL: It needs to be referred to the DOT ultimately and they may have comments on the access points.

MR. GALLAGHER: When Washington Green went in--

MR. EDSALL: Washington Green, the DOT determined that the center lane had to be installed.

MR. VAN LEEUWEN: I really don't like the fact that you're adding some units, you're making them smaller and you're adding some units, that part doesn't go with me.

MR. ZEPPONE: The rentals are by definition smaller than if you had three bedroom townhouse, obviously, the benefit to that is there are less bedrooms available.

MR. EDSALL: All can you comment on is the total bedroom count.

MR. ZEPPONE: The fit isn't here.

MR. EDSALL: I thought I saw it on the plans.

MR. ZEPPONE: Apartments, one bedroom eight units, two bedroom 52 units, and three bedroom 18 units were before.

MR. EDSALL: I think it would be for the board's benefit, it would be a good idea, you're considering more units but you should also know whether or not you're considering more or less bedrooms.

MR. ZEPPONE: There are less bedrooms. Before every unit was a three bedroom now there are only 18 units.

MR. EDSALL: Maybe you can make that clear on the plan or the next transmittal letter, just confirm that there's X number decrease in bedroom count.

MR. VAN LEEUWEN: That was my next question.

MR. EDSALL: Sorry.

MR. VAN LEEUWEN: No problem. I just don't care for another 50 cars, you have 30 cars more than you had before and it's a very, very busy area and I think we're going to need a traffic study.

MR. GALLAGHER: That will be DOT or us?

MR. EDSALL: For the improvements in the highway we'll

refer it over and DOT will jump in. I'm sure, I think once the board has a conceptual understanding of what's proposed and feels comfortable with the referrals being made I'll go ahead and make the updated referrals.

MR. GALLAGHER: Anybody on the board have anything else?

MR. BROWN: You've got Corporate Drive already was the produce space was expanded too.

MR. VAN LEEUWEN: That's the other street that comes in Corporate Drive.

MR. GALLAGHER: Which building is Zafar Produce?

MR. ZEPPONE: Right here.

MR. VAN LEEUWEN: That's where I thought it was.

MR. BROWN: There's going to be trucks and cars using Corporate Drive.

MR. VAN LEEUWEN: You know, we got schools to worry about too.

MR. ZEPPONE: That's why I thought the bedroom count may have been to--

MR. VAN LEEUWEN: He took the words right out of my mouth, otherwise I would have asked that question.

MR. GALLAGHER: So where we at?

MR. EDSALL: There's, I think the key for tonight was that they had reworked the mix and the number of units and the bedroom count because of the market and I thought it was important that they come in and discuss that with you and as Al did which I think was very helpful make it very clear which portions of the site have no change whatsoever. The portion that's changing and I think very importantly getting the issue of the Corporate Drive resolved because as you might recall that was a black hole when we started this entire application process, we didn't know who owned it.

MR. VAN LEEUWEN: Nobody owns it.

MR. EDSALL: No, Tomer found it but we had the issue of the utilities, it's inappropriate that there be shared

public sewer, that the town never accepted dedication and Tomer's going to be upgrading the sewer, upgrading the water, upgrading the road. So at minimum, the progress of getting the Corporate Drive black hole resolved is at least moving forward so that's a positive thing.

MR. VAN LEEUWEN: That's the only positive thing I see right now.

MR. GALLAGHER: Do they, are they waiting on response from us tonight if we accept this?

MR. EDSALL: Well, I would suspect that given the level of completeness of the plans there would be no problem updating the referrals. I mean, a key issue is going to be the reaction from DOT and I think it would make sense to hear that earlier than later so Al can begin to address it. So with the board's, if the applicant is so desirous and the board is in agreement, we can circulate the updated referrals and start getting some input.

MR. CORDISCO: Including to the County Planning Department.

MR. EDSALL: Yes.

MR. CORDISCO: It's a revision that's substantial that requires them to go back.

MR. EDSALL: You've got other agencies you have to deal with, County Planning and DOT are the two key folks right now.

MR. ZEPPONE: Right, I would agree.

MR. EDSALL: I can take care of that if the board so desires.

MR. ZEPPONE: Have to start someplace, that would be you guys.

MR. GALLAGHER: Alright, guys is that it? Thanks, guys. Anything else?

MR. CORDISCO: Nothing.

MR. EDSALL: Nothing.

## DISCUSSION

MR. EDSALL: We do have one item. Building inspector has something. Today at the workshop, Jennifer and I had the opportunity to speak with a business owner who's moving into a store front occupancy at the Destinta complex. He's putting in a pizza shop in, trying to get things moving. Seemed like a very nice gentleman. It's an open space so it's a good thing for vacancy in the town. What he wanted to have was along the front of the store front it's a 10 1/2 foot sidewalk, some two seat temporary seasonal seats as we've done for many other people. So if somebody wants to pick up a slice of pizza instead of sitting inside on a beautiful day they can sit outside. We looked at at the sketch, looks like there's plenty of room. Normally we have a requirement that there be four or five feet of clear walkway. This has 10 1/2 foot total. They couldn't obstruct doors. My suggestion would be that the board authorize that matter to be turned over to the building department, that they could work with them to include that as part of their application with the board's consent and that it would be considered seasonal temporary seating, can't have any permanent improvements and they have to meet the town's normal guidelines of some type of barrier, be it just one of the movable fences to isolate pedestrians walking from the seats. It would see to help them out.

MR. VAN LEEUWEN: Can I ask you a question? It's a 10 foot sidewalk, right?

MR. EDSALL: Yes.

MR. VAN LEEUWEN: What's the width?

MR. EDSALL: It's the length of the building so it's basically store front along his glass front, he's thinking probably just order of magnitude I would say someplace between six and 10 seats, would be like three to five tables of two people so it seemed rather--

MR. VAN LEEUWEN: Let the building department handle it, they're capable.

MR. EDSALL: So that would be my suggestion.

MR. GALLAGHER: Sounds good. Anything else? Motion to adjourn?

MR. VAN LEEUWEN: Do you want a vote?

MR. EDSALL: I don't know if you have to vote but as long as everybody consents to refer to the building department.

MR. CORDISCO: Everybody is nodding their heads, that's fine.

MR. VAN LEEUWEN: Motion to adjourn.

MR. BROWN: Second it.

ROLL CALL

MR. BROWN	AYE
MR. FERGUSON	AYE
MR. SHERMAN	AYE
MR. VAN LEEUWEN	AYE
MR. GALLAGHER	AYE

Respectfully Submitted By:

Frances Roth  
Stenographer