

September 26, 2007 (4)

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RUTHIE'S\_SOUL\_RESTAURANT\_SITE\_PLAN\_(07-26)

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Mr. Jerry Fine appeared before the board for this proposal.

MR. ARGENIO: The application proposes a restaurant and catering operation at the existing building on New York State Route 32. The plan was reviewed on a concept basis only. Are you kidding me with this, Mark, what are we doing here?

MR. EDSALL: No, there's, I wanted to have the board have an opportunity to look at the conceptual layout.

MR. ARGENIO: There's six pages of comments here.

MR. EDSALL: There is a lot of work to be done on the plans.

MR. ARGENIO: Why is he on the agenda?

MR. EDSALL: Because they wanted to come in to get conceptual feedback from the board on layout.

MR. ARGENIO: We can't review this, I mean, this is ridiculous.

MR. SCHLESINGER: Mark, where is this building?

MR. ARGENIO: Across the street from me right on 32 next to the Yamaha dealership right next to the pump station.

MR. EDSALL: The little store front mini-mall that's right opposite Devitt's.

MR. SCHLESINGER: That was supposed to be something else.

MR. ARGENIO: I can share, not that it's incredibly

relevant, Rodd Tahino (phonetic) was going to go in there, a urologist a couple years ago, and I think they either got approval real close to having approval and when he started to get final numbers on the build-out it broke the bank. Sir?

MR. FINE: My name is Jerry Fine.

MR. ARGENIO: I don't want to insult you but this is too much, there's going to be way too many changes on this plan, I don't want to take up the board's time when we're this early. Did you have a workshop with Mark?

MR. FINE: We had a workshop but I haven't seen those comments.

MR. ARGENIO: Mark, why hasn't he seen the comments?

MR. EDSALL: Cause this is his appearance as with everybody the comments are brought in and distributed.

MR. ARGENIO: I have five pages of comments. Here's what I want to do in the interest of being fair to you folks, take 30 seconds and give us a rundown on what you want to do but I don't want to get into a plan review because there's going to be way too many changes to what you're doing there. I'm sorry, give us a two minute rundown on what you want to do and I don't even want to get into these comments. Sir, what's your name?

MR. JOHNSON: Floyd Johnson.

MR. FINE: Floyd Johnson is the applicant and I'm the engineer.

MR. ARGENIO: Tell us what you want to do, Mr. Johnson or Mr. Fine, please.

MR. FINE: We're in Zone C, we are proposing a use that's allowed in Zone C, I don't see any, unless they're in these comments, I don't see that we would be going to the ZBA, you know, we'd be coming in by right, it's a restaurant, we'll have 273 seats, we meet the--

MR. ARGENIO: How many seats?

MR. FINE: It's 273.

MR. ARGENIO: Two hundred seventy-three?

MR. EDSALL: That's what they're proposing.

MR. ARGENIO: Go ahead, I don't want to get into it.

MR. SCHLESINGER: So how many square feet?

MR. FINE: It's 8,000 square feet.

MR. ARGENIO: Continue please.

MR. FINE: We meet the requirements of the bulk table, we have provided adequate parking, we have pretty much the landscaping in hand, we're doing drainage in accordance with the DEC standards, we have municipal water and sewer in the street which we'll connect to and it's an existing building, we consider it to be an adaptive reuse of that building for this purpose.

MR. ARGENIO: Are you going to dress the facade up?

MR. FINE: Yes indeed.

MR. ARGENIO: Cause it looks like hell to be frank with you.

MR. FINE: And so as I say not to be repetitious we haven't seen these comments, we will respond to them but as far as I can tell we're doing the right thing in

the right place in the right zone.

MR. ARGENIO: You're probably right, it's a busy corridor so, I mean, we want it to be right. All right, okay, do me a favor please, go through the comments, just too much here for us to do a plan review because there's, it's too much, we need to get it narrowed down. Mark, you'll meet, you guys will meet at the workshop?

MR. EDSALL: Two very important issues that they need to deal with. First is one I know you commented that your belief is that you meet the zoning regulations, just make sure that you don't go over the 85 percent. I believe it's over 85 percent developmental coverage so you need to find that out right away. And the second issue as always unfortunately with the new storm water regulations we need the SWPPP as soon as possible.

MR. ARGENIO: How big is the lot?

MR. EDSALL: It's 73,000 square feet. So that's a real critical issue.

MR. ARGENIO: Just over the threshold.

MR. EDSALL: One acre is the threshold and as you have seen a lot of times the tail wags the dog as it may be, the storm water affects the development.

MR. ARGENIO: Take care of the comments, meet with Mark, get in a workshop and certainly we'll put you on the agenda and we'll move forward.

MR. FINE: Thank you.