

December 1, 2021
PB Minutes

**Town of Wallkill
PLANNING BOARD MINUTES
December 1, 2021
Members in Attendance: Gary Lake,
Doug Dulgarian, Clark Najac
Tom Hamilton, Bill Capozella and Andy Guattery
Absent: Jim Keegan
also in attendance: Mike Weeks, MH&E PC, Consulting Engineer
Tad Barone, PB Attorney
7:00 PM – MEETING
December 1, 2021**

G Lake: Good Evening. Welcome to the Town of Wallkill Planning Board. Please rise for the pledge of Allegiance to the Flag. Doug

Everyone: I pledge allegiance to the flag of the United States of America. To the Republic for which it stands, one nation, under god, indivisible, with liberty and justice for all.

G Lake: Thank you. Mr Keegan is stuck at work so he will not be able to make it tonight. We have no public hearings tonight. So we will go right into normal business. First on the agenda is Distelburgers.

Distelburger Farm Restaurant SP Ext E Main (former DD) (73-1-1.23) #2016-0029

G Lake: anybody here for them? Come on up.

M Puzio: Good Afternoon. For the record my name is Mike Puzio, Engineering & Surveying Properties. I am here to speak on behalf of our client for Distelburger. For this meeting we are seeking an extension. Along with the extension our client would be requesting that he would be able to begin construction on the site for prepping: stormwater, retaining walls, and so on and so forth.... just like a preliminary. The reason being...seeking a new potential tenant for the space seeing as the previous Dunkin Donuts has decided to relocate.

G Lake: OK this site is across the street from Mechanicstown School, correct?

M Puzio: yes

G Lake: It is. They were at a work session, guys , they do just want to go in. Since they are working on the back part. They just want to come up, kind of do a preliminary prep on the front. We figured we would have them bring it up here also. Let me go through the board to see if they have any new questions. Doug anything?

D Dulgarian: So what they are doing is all infrastructure work? It's not really site plan work?

December 1, 2021
PB Minutes

G Lake: basically that was what it sounded to me. And maybe Mike can elaborate on that a little bit. Yes it seemed to be,...since they are doing all the other

D Dulgarian: outside plan work that would be related to...

G Lake: they still got to come back for..

D Dulgarian: right, because we don't know what that's going to be

G Lake: right, this is just

D Dulgarian: yeah I have no problem giving them an extension. Given the current climate out there.

B Capozella: Yeah, no issues one year extension.

A Guattery: as long as it's just infrastructure work. I have no issues.

C Najac: no issue, one year.

T Hamilton: No prospects on a tenant?

M Puzio: as far as I know, I don't know that yet, so. I have no information, I'm sorry. I'm not...not that I'm aware of, sorry.

G Lake: then **motion for a one year extension subject to our comments. Bill/Tom 6 Ayes 0 Nays**
OK you got it.

M Puzio: Thank you.

Royal Pools SP Ext 2656 Rte 302 (22-3-35) #2021-0030

G Lake: Royal Pool, again, that is an extension. Good evening. Name for the record please.

T DePuy: Tom Depuy. I am looking for an extension on the initial submittal. Some of the paperwork fell through the cracks. I finally got the engineers estimates straightened out. So basically it just got straightened a month ago. So I need to submit some paperwork and resubmit the drawings. I just need an extension since it took awhile.

G Lake: OK Let me go through the board, Doug?

D Dulgarian: First extension?

T DePuy: Yes

D Dulgarian: Yeah no problem at all

B Capozella: Yeah one year.

A Guattery: one year

C Najac: one year.

T Hamilton: One year.

G Lake: **Motion for a one year extension.**

Clark/Tom 6 Ayes 0 Nays

(37:03)

December 1, 2021

PB Minutes

Weatherly Estates Howells Rd SD Ext (32-1-29.22) #2015-00036

G Lake: How are you doing today? Name for the record, please. OK go ahead.

J Rhein: James Rhein. I am here looking for an extension.

G Lake: OK and I think this would be like your second one or so?

J Rhein: second one yes.

G Lake: and I am assuming...you can tell me if I am wrong. Covid has slowed things down?

J Rhein: yes it did.

G Lake: do you have everything done with the other agencies? Like the Health Department?

J Rhein: They are back in with the Health Department right now and the Army Corp of Engineers. They are waiting for the last part of that.

G Lake: So you are with other agencies, at this point?

J Rhein: yes

G Lake: OK that's....let me go through the board. Doug

D Dulgarian: Again it's understandable with what's going on. I have no problem with a one year.

B Capozella: Yeah same thing, one year

A Guattery: Yup one year.

C Najac: yup one year.

T Hamilton: One year.

G Lake: **Motion for a one year approval for an extension.**

Doug/Bill 6 Ayes 0 Nays

OK you got it.

J Rhein: Thank you. You guys have a nice night.

(7:30)

Delaware Solar Rte 211 SP/SUP (32-1-76) #2020-0080

G Lake: Good evening. Name for the record

E Redding: Eric Redding with Bergmann. We are the engineers on the project. If you would like, I can give an overview of the project. And then I can answer any questions.

G Lake: yes, please do.

E Redding: we are proposing a 2.0MW community solar project. Right along state route 211W. The existing site is a wooded area. We are proposing the panels towards the rear of the site. There are some wetlands towards the front. As well as along the western edge of the site. The array will sit on approximately 13+ acres and be fully surrounded a 8' high fence. I know one of the comments on the fencing was – to have it as a chain-link fence with black coating on it. We would request, if possible, to make it a 8' high fence that's more like a deer style or agricultural style fence with the welded wire mesh with wooden posts. If the board is open to that!? But we would install the chain link fence with the black coating on it, if that is a requirement. The driveway is to be constructed out of pervious gravel. Which uses a little bit of a larger stone then the standard crush or run driveway. So it is not considered

December 1, 2021
PB Minutes

a impervious surface. It allows for storm water to infiltrate through it and into the ground. So as far as storm water management goes, we are not proposing any post construction controls. Any of the areas that we are disturbing or where the panels will sit, where we are clearing the trees, will be replanted with a wildflower meadow type of mix. So it'll grow in pretty thick. It'll be maintained around a 1' or 2' tall. Somewhere in there. It'll be a thick vegetation. That'll be good for pollinators. If the board has any questions on the layout, you'd have an answer.

G Lake: Yeah well before I continue on, your fence. You would like to change that out from a chain link to a wood post!? Why a welded fence, you said? Is that the thin, little ...

E Redding: Yup. Yeah maybe like a 4x4 type of thing.

G Lake: I tell you, I think on every solar panel project we've have done, we have asked for the chain link. Basically for better security. I think, myself, I can't talk for anybody else, but I think for myself, going to school about these solar panels, a couple of times now. I think it's important to keep whatever we can out. I am just not sure that what you were talking and those 4x4's, really....If somebody wants in, they get in, I realize that. But it's a little harder, I think, with a 8' chain link then one of these fences. That's my opinion only. I will go through the whole board. Otherwise you are only using about 13.12 acres out of the 87, I think it is, right?

E Redding: Yeah that sounds about right.

G Lake: your wetland, you're crossing that...Are you underneath the 10th of an acre?

E Redding: No

G Lake: So you have to go the DEC

E Redding: So we di file an application with the DEC already. We are below a half an acre threshold. But we are above the 10th of an acre.

G Lake: OK and where are you with that process?

E Redding: we just submitted to them.

G Lake: OK

E Redding: and the individual water certification it's called. So the DEC has been notified and then we will start going through that process. So we submitted that, I want to say about a few weeks ago. Something like that.

M Weeks: just so the board is aware. So the 13.12 acres is your code only permits 15% of the parcel to be developed. To be disturbed, I should say. The 13.12 is precisely 15%. So one extra tree goes beyond what your code permits. Just so everybody is aware of that. It's literally maxed out as to what they can disturb.

G Lake: understood, right?

E Redding: Yes

G Lake: Only because we do have our inspectors go out and I would hate to see if all of the sudden in a bind when we don't need to be.

E Redding: we did that purposely do that. Before construction starts, we do have surveyors go out and put points in the ground. This is the limits that you can go to and nothing gets cleared.

G Lake: great OK

December 1, 2021

PB Minutes

D Dulgarian: Is this similar in size to... what current ones that we have going on in town is this similar in size to look at?

E Redding: I am not exactly sure. This is 2MW project. I am not sure of the other ones in town. The state allows up to 5MW per the community solar program

D Dulgarian: I am more concerned with the area. You are using 13 acres?

E Redding: yup

D Dulgarian: So do we

G Lake: Most of the other ones, I believe, are around 15 acre mark. Because of the land size. Our code is very specific. They can only use 15% of the total.

D Dulgarian: right visually looking at 13 and 15 acres, it's not a whole lot of difference

G Lake: I don't think it's a whole lot different. So far we have been fortunate. Most of them have been like this one is going to be. Well off the road. So it's hard to see them from the road.

D Dulgarian: which brings me to my next question

G Lake: Yeah this is quite a ways back when you go out that way. If you look at maybe the towns up on Banke Rd. That's I think 3MW!? How many acres?

D Dulgarian: That megawatt doesn't really mean a lot, right? It's the size that it takes for us!

G Lake: well yeah but that's

D Dulgarian: coverage, lot coverage.

G lake: if the solar panels go for 3MW, it's going to be bigger than the 2MW. That's what I am trying to get at.

D Dulgarian: OH, the size of the panels?

G Lake: the size, that's what you are looking at. I am trying to think of where else you can go. Foley's again, that's a hard one to see. Way back in there. This time of the year, you might be able to look at it. That one would be bigger than this one.

D Dulgarian: With the 13.12 acres disturbed, there would be no further development on these 70 or 89 acres. Ever?

E Redding: Yup, yeah that's it.

D Dulgarian: I didn't really get a chance to look at any kind of TOPO, will this be visible from the road?

E Redding: no it won't be. It does go up as you go into the site. It kind of comes up the hill. But this area up in front is completely wooded for over 1000'.

D Dulgarian: Those woods are going to remain?

E Redding: It's going to remain, yes.

D Dulgarian: So none of these neighboring properties really have much of a visual?

E Redding: no

D Dulgarian: let alone the people driving by?

E Redding: correct. We are going to be well off the road. All the vegetation will remain. We are, for the driveway, we are clearing just enough for the driveway, the electrical lines next to it and that's it.

December 1, 2021
PB Minutes

D Dulgarian: alright. Those are my other questions right now

B Capozella: Mike the only thing, I just have a question on...do you have this list of items that we have?

E Redding: yes

B Capozella: Like item #3. What do you mean by you are referencing that he's in excess of the 15%. He isn't right? Or...?

M Weeks: so there's just some inconsistencies, I think, in the bulk table in his plans. So there's a permitted lot coverage of 15%. He shows proposed lot coverage as an excess of 15%. So I just think there are a couple of inconsistencies that need to be cleaned up on.

B Capozella: so that's just a clean up?

E Redding: Yeah we know. What happened, I think, there was a lot line adjustment at some point. In the not too distant future. So we were seeing maps for the 89 acres and the 87 acres as well. But we will meet the thresholds, the 15%.

B Capozella: have you done other solar projects? Or just not in Wallkill, right?

E Redding: yeah we have done others. The closest one is Town of Wawayanda. We have done some over there.

B Capozella: OK nothing else Gary

A Guattery: So comment #6 about the average height of the solar panels. You've got...are your panels 20' high or 10' high? What are we doing here?

E Redding: yeah so we looked into that further, since we got this comment. They will be below 10' high. They are going to be around 9' high.

A Guattery: they'll be down below the threshold?

E Redding: yes

A Guattery: I think that the only place that you might even remotely see this is going to be actually off of Derby Rd. Where Derby Rd comes in to Howells Rd. Which is in the upper right hand corner of your image. Right that's Derby Rd. Derby Rd is fairly high and as you come off of Derby Road and make what would be a right turn from there. That turn around that old (inaudible) spot. But I don't even think that you can see it from there because there is still quite a bit of woods. Yeah in that area. Other than the fence, I think, should really be closed up as tight as we can get it. We do have a lot of animals that like to chew on things. I don't have anything else for now, Gary. It looks like it fits everything.

C Najac: I do agree with you on the fencing. The only question I have is what type of mounting are you proposing for the panels themselves?

E Redding: it'll just be an I-Beam that gets driven into the ground. Then everything just gets racked on top of that, screwed into that. So the machine comes around and pounds it into the ground and then goes to the next post. Pounds it into the ground and that's it. So no excavating. No digging up anything, like that. It's quicker, less ground disturbance and moves things along.

C Najac: No concrete?

E Redding: no concrete, nope. The only concrete will be for the equipment pad. Which is just a small feature and that's it.

December 1, 2021

PB Minutes

C Najac: small feature. This way in 20 years from now, if you decide to make it farm land again you just pull your beams out?

E Redding: pull them out. The soil underneath is still there.

C Najac: Thank you

T Hamilton: But you are still going to have electrical to feed from one to the other? So something is going to have to be in the ground?

E Redding: Yeah. There will be underground for the main trench. Then between the panels is all connected behind the panels.

T Hamilton: Oh alright. Behind ok

E Redding: Yeah there will be a main run, basically. There will be a hand full of poles out by State Rte 211, that will stop probably in this area here. Then the rest of it will be underground, into the system. Then we might have one underground run through the middle and then the rest will be all above ground. There is trenching through out the site but not every row, doesn't have a trench.

T Hamilton: Then it's in a spot where you don't really have to worry about the screening. Some fields that we have we had to screen the back or the side or whatever. Just so the people don't have to look at it. This is a pretty good spot for it. Ok that's all I have.

G Lake: OK The only thing else that Bill brought up to me. I believe it is in our code, Tad? They have to put up some kind of bond for removal, eventually.

T Barone: there needs to be a restoration bond at the end of the useful life of the facility or if it's been abandoned or not used for a period of time. The applicant already has posted as a condition of approval for the building permit a restoration bond. So that's the standard condition of approval. Will Frank and I have a bonding agreement with the applicant and property owner, etc...

G Lake: OK, I just didn't want it to be a surprise.

E Redding: we are familiar with that.

G Lake: OK then we have to set them a public hearing. Do you feel.....

T Barone: we need because you exceed 10 acres, you are in an agricultural area, so you need to circulate a notice of intent for the Planning Board to become LEAD Agency and that should be so moved by the Planning Board this evening. We will have the Planning Board secretary e-mail me your e-mail address and I'll give you a template Notice of Intent to send out. Circulate it to the Town Engineer and myself for review and then mail it and provide us with proof of mailing.

E Redding: OK we can do that.

G Lake: OK so let's do that first guys.

T Barone: Motion for intent

G Lake: **Motion to declare the intent to become LEAD Agency to be sent out Doug/Clark 6 Ayes 0 Nays** now public hearing since this is 30 days I can put you either on January 19th for a public hearing or we can go to February 2nd. It's up to you. Whatever one you feel better about.

E Redding: I don't think it matters too much.

T Barone: you just need to have your Notice of Intent circulated 30 days before the January meeting date so we can act that evening. If you pick that date.

December 1, 2021
PB Minutes

E Redding: OK, gotcha

G Lake: OK Then **Motion to set a public hearing for January 19th. Bill/Andy 6 Ayes 0 Nays**
OK so you got your public hearing and....Mike, are you going to need him back to a work session for anything on this?

M Weeks: I don't think so. There's a little bit of plan cleanup but I don't know that we need to bring him back to a work session for that! Unless you end up changing anything is substance on your plan.

G Lake: If you think the plans because you know we still got the Neg/Dec stuff to come in. I mean the LEAD Agency, you feel you can review that before the 19th when he comes back? If there's anything to be done?

M Weeks: Yeah I think we will be good.

G Lake: OK

E Redding: I can e-mail you a set before hand so you can review it quickly

M Weeks: yeah just make sure you gets plans in 15 days prior to the 19th.

G Lake: ok very good, thank you. See you on the 19th

(25:50)

Alpin Haus Baker Rd SP/SUP (24-1-50.1 & 50.22) #2020-0096

G Lake: They went to the Town Board. This has been added, if you guys remember, to this OR Zone now. Of course we all know to call it OR Zone, you have to have water and sewer. It's not out there so... They got that relief from the Town Board. So they are back. Go ahead name for the record please.

M Logan: Marissa Logan, attorney for the applicant, Jacobowitz and Gubits.

M Puzio: Michael Puzio with Engineering & Surveying Properties.

G Lake: OK go ahead, tell us all about it now.

M Logan: Sure, as you previously stated chairman we are here back before the board after the rezoning that allows this project to move forward. To reorient everybody it is a 20,600sqft facility proposing recreational vehicle sales and a service facility. It is a slightly larger relocation of the current existing facilities that are located elsewhere in the county. Again we are here to discuss a few of the comments. We did receive an engineer's report, I believe, earlier this...it's December now, last month. At this point, which we are happy to go through the specific comments. I think most of them relate to some landscaping concerns. Also noting that we are looking to extend the water district to this property of the town. So we will need to submit those petition documents as well. We are currently in the process the drafting the map and report and all of the legal documents that go along with that. We hope to do that in the next...at least before the holidays. So we can get before the Town Board and work in conjunction with this board's review. The other item that I will note is: I believe that engineer review letter did state that the board would be ready to act on LEAD Agency this evening in addition to the previous applicant that was before this board so we are looking for a notice to declare LEAD Agency this evening as well if the board were so inclined.

G Lake: When you went to the Town Board and maybe you guys don't know, I know it's been dragged out a little bit. The water line, did they semi-commit to giving you the water line? Or don't you know really?

December 1, 2021

PB Minutes

M Logan: Unfortunately, we are both in the second seats this evening for both of our (inaudible). I was not present neither was Michael at that meeting. I have not been made aware that there was any sort of disengagement on that, or reluctance on the Town Board's front. So I would say that they seem to receptive to that.

G Lake: I am assuming that they realize that you do want water because it is really a minimal use of water.

M Logan: correct.

G Lake: Ok so Mike's comments. Do you have anything that you want to talk about on these four comments from Mike? Or are you going to be able to handle them? They are really not much.

M Puzio: I guess the only thing that I would comment is the landscaping comments. I just wanted to note that we did add a couple of landscape islands along 17. That's more or less preliminary. There will be a formal landscape plan submitted with the further design of the project. Along with that the fencing was brought up previously along 17 as well. We have noticed that there is existing chain link fence along 17. I believe that is within the state right of way. So I just wanted to note that.

G Lake: Yes OK. I mean I know when you were here last time the board asked for a little landscaping along 17. Myself, I realize that the value of this spot is also being able to display your product. For your applicant. So I appreciate the couple that you did. Let me go through the board. I think that was one big issue. The whole board kind of like talked about. With that let me go to Doug

D Dulgarian: OK so I like the project. I am glad that the Town Board worked with you folks on this. I do believe that that is a good use out there. We are not going to have the problems that we would normally have with something this size. Where we normally have traffic issues? Does it fit in the neighborhood? Type of thing. Where it is, I am sure that Storm water and all that can be addressed pretty good when you guys do end up coming back. What is going to be looked by me, closely, is the visuals. Being on the corridor that is the entrance to our township. The lighting, the landscaping, the no "Vegas" look to it. No short timing reader boards that are distracting when we.... in town have reader boards that continuously change. People find it distracting to look at them while they are doing 65+, going by. So it'll be all the visual things. Again, I agree with Gary 100% that the product being out there, after going up the Thruway, I understand the value of that. I think it can be tastefully done. With some great landscaping and some good signage. But the visuals are going to be what this project is all about, for me. That's all I got Gary.

G Lake: OK Doug Thank you. Bill?

B Capozella: I think it's a good project for the area. It's back off of Baker Rd pretty far. Then you see it from 17 and the fact that you are trying to break it up just a little bit. Rather than just seeing the norm of one trailer after another all lined up. Just to break up the monotony. Makes it a little bit more presentable for us. Other than that, that's it.

A Guattery: So yeah we are a little early on for the whole "nuts and bolts." But the landscaping is a nice thing. #2 on the engineer's comments is about 249-14. Where we can park the vehicles. I am just looking at this plan. We have got a front yard setback on the Baker Rd side and a rear setback on the 17 side. It looks like the rear yard side setback is just kind of edged all the way to the front yard setback. All the way up the exit ramp and across 302!? But In reality that kind of falls in as a side yard setback which would push these vehicles away from the property line a bit. Now I am not looking to say that we should shove them all the way back but that is what the code is calling for. I know there is quite a bit space between the ramp because of the state DOT right of way. I just want to make sure that we have the plans right. It looks to me, if you look at it from a laments point of view. That bend in the property

December 1, 2021
PB Minutes

line right where the exit ramp comes off of 17, that should be the change side and that should be a side road set back going all the way up to 302. Other than that I have no problems with this. We have looked at this quite a few times. We are on the right path.

M Logan: we will check into that thank you.

C Najac: I think this will fit in nicely. I was kind of glad to see the Town Board go along with this. But as Doug mentioned, it's the visuals. So I am waiting for your plans on your landscaping and let's find out exactly where those trailers are going to park along the side of the road. That will make an impact. I understand that you want them to be seen but we don't want them right up on the property line.

T Hamilton: where it says RV, that's pretty broad. What type of RV's are they going to put there. Bigger motor home types? Are we going to have those little tiny....you know what are you calling RV's for that site?

M Puzio: I believe it would be a mix of larger RV's, down to trailers. They are all of various size. As far as I am aware.

T Hamilton: Not just the pop up type of thing? You are not going to ...that you got to pull it

M Logan: Oh no, I believe that there are a variety of sizes. Not just the small pop up ones. We can submit a product list. Once we speak to the client, yes.

T Hamilton: OK Gary

G Lake: If you guys want to see their operation right now it's right over in Port Jervis. Which has I think what you are getting at: pushers, right up to tow behinds, 5th wheels. I mean that's what they got in Port Jervis.

C Najac: So Tommy's question is, and mine, are we looking at UTV's, dirt bikes, any of that?

G Lake: no

C Najac: None of that?

G Lake: What they got form the Town Board OK'd and I thought that was circulated to everybody!? I apologize if you didn't get it. But it is very specific and if you remember, when they sent it down to us the first time, all that stuff was in it. We sent back and recommended to them that that was taken out. So there won't be a dirt bike track there. There won't be four wheelers there. Just strictly an RV. Matter of fact, we even sent back that automobiles should not be allowed. Because what we were afraid of is the entire OR Zone, not only this spot, with everything. Right, they can't do that.

C Najac: Good alright, thank you.

G Lake: Your welcome. OK so anyway you would like us to **declare LEAD Agency. Or send out intent to become LEAD Agency. Motion Tom/Andy 6 Ayes 0 Nays Public Hearing**

C Najac: I thought all they wanted was LEAD Agency tonight?!

G Lake: is that all you want is LEAD Agency?

M Logan: if the board is so inclined to set public hearing date, we are happy to have that have no problem with that.

G Lake: Yeah I don't see any problem with why not. Because I am not going to do it until January 19th. Which would give you plenty of time. I would recommend that we get you back to a work session anyway.

December 1, 2021

PB Minutes

M Logan: OK

G Lake: OK?!

M Logan: correct you have a two week deadline.

G Lake: **Motion to set a public hearing for January 19th.**

Doug/Bill 6 Ayes 0 Nays

OK so call in and get on the work session. We have all the boards' comments. We will straighten everything out at the work session and then you can get your notice to go out and get that back. OK?

M Logan: great, thank you very much

G Lake: Have a good evening.

M Logan: you too.

(36:21)

Lopez/Rodas Fortune Rd W 2 Family dwelling (24-1-34.1) #2021-0077

R Smitten: Good evening Ryan Smitten engineer for the applicant, Mercurio-Norton-Tarolli-Marshall Engineering & Land Surveying, PC. I'd like to give you a brief rundown. The project site is located on the south westerly side of Fortune road west. Approximately 650' south of the intersection of Fortune Rd W and SilverLake Scotchtown Road. The project is a proposed 2-family dwelling. Which is a special use project in the R1 Zoning District. The improvements for the 2-family dwelling and associated detached garage have been located on the southerly portion of the parcel. Kind of central to the cleared area on the parcel. The site is approximately three acres in size. But approximately half of that is encumbered by federal wetlands. All the improvements including the access which is a 15' drive have been positioned to mitigate any impacts to the on-site wetlands. We propose water and sewer being...the site is served by municipal sewer and water from Fortune Rd West. Pretty straight forward.

G Lake: Do you have Mike's comments? Are you going to have any problem with them? You kind of explained: two family, driveway location, water and sewer.

R Smitten: Nope no problem with any of the comments.

G Lake: Access and garage....OK. Let me go through the board before we set you a public hearing. Doug

D Dulgarian: When you come back for your public hearing.... Now I know this is located next to apartments. It's located next to an office but behind it you have all single family homes and this is in the Scotchtown section

R Smitten: yes

D Dulgarian: we have always been very protective of the Scotchtown section of setting a precedence of allowing duplexes (2-families). Now multi-family housing and duplexes, to me, are a total different ball game. You do have apartments there but they are duplexes. So when you come back to us. I would like to know if there are existing duplexes near this site. Or will we be setting a precedence by allowing one. Or changing the characteristic of that neighborhood by doing this.

R Smitten: Understood, I will look into that.

D Dulgarian: That's it thank you

December 1, 2021
PB Minutes

B Capozella: yeah the big thing is as Doug mentioned about two-family homes. I'm sure there's some of those in that area. Nothing else.

A Guattery: I agree completely with Doug. I think that biggest thing here is not that a structure is being proposed. It is a duplex. It is an area where we have historically tried to not set that precedent. So I think for me, going forwards, and I am going to want to see what it does to this neighborhood or the character of the neighborhood. Before I would want to move too much further forwards.

R Smitten: understood

A Guattery: that's it Gary.

C Najac: I also agree with Doug. I'd like to see if there are any other 2-families in the area. That could definitely could make a change in the characteristics in this neighborhood. That's it

T Hamilton: yeah the same on checking on what's in the area now. That we don't make too big a change. I guess we will hear from the public. If there is a problem out there when the public hearing comes

G Lake: I can set your public hearing for January 5th. If you would like?

R Smitten: January 5th? OK

G Lake: **Motion to set public hearing for January 5th** **Doug/Bill 6 Ayes 0 Nays**
Ok we will see you on the 5th, Make sure you check and get your mailings out on time.

R Smitten: excellent, thank you very much. Have a great night.

G Lake: Thank you **Motion to adjourn Andy/Bill 6 Ayes 0 Nays**