

Minutes of Meeting of the Planning Board
Village/Town of Mount Kisco
Tuesday, April 12, 2016

Members Present: Chairman Joseph Cosentino
Ralph Vigliotti
Doug Hertz
Enrico Mareschi
Michael Bonforte
John Bainlardi (Alternate)

Members Absent: Anthony Sturniolo

Staff Present: Jan K. Johannessen, Village Planner
Anthony Oliveri, Village Engineer
Whitney Singleton, Village Attorney
Peter J. Miley, Building Inspector

The Planning Board conducted at work session beginning at 6:30 p.m. to discuss the following items:

Exit 4 Food Hall
EK Construction
Mount Kisco Supply
Westchester Foundation for the Disabled
Luppino Landscaping & masonry
Suburban Floors
29 Carpenter Avenue

Chairman Cosentino called the meeting to order at 7:34 p.m. in the Municipal Building.

Chairman Cosentino led the Pledge of Allegiance.

Chairman Cosentino stated this the Planning Board, it's Tuesday, April 12th. The first thing on the agenda will be the minutes and Michelle, what I see here, we can approve the minutes for the 24th, for the 28th, for 26th, not for November 10th but we can for November 24th. Am I correct? We have a quorum for that because I checked. So instead of taking them one, we'll take it as a whole. Does anybody have any questions on any of those dates.

The Secretary stated Chairman, you can't do the 24th.

Chairman Cosentino stated the 24th?

The Secretary stated yeah, November 24th, you can't do. You can do the first three.

Mr. Mareschi stated okay.

Chairman Cosentino stated I looked at the wrong date, so November 24th is a no. Okay, so we're going to do the 28th, the 26th, and the 24th, right.

The Secretary stated March 24th, April 28th, and May 26th.

Chairman Cosentino stated okay, do we have a motion on that?

Mr. Vigliotti stated so moved.

Mr. Mareschi stated second.

Chairman Cosentino stated on the question, seconded by Mr. Mareschi. Poll the Board please.

UPON ROLL CALL VOTE:

Mr. Vigliotti	-	aye
Mr. Mareschi	-	aye
Mr. Bainlardi	-	abstain
Mr. Bonforte	-	aye
Mr. Hertz	-	aye
Chairman Cosentino	-	aye

Motion carried by a vote of 5 to 0.

Chairman Cosentino stated okay the first thing, let me see. Formal application, Mount Kisco Supply 369 and 375 Lexington Avenue, somebody come up and...

**1. Mt. Kisco Supply – 369 & 375 Lexington Avenue
PB2015-0300, 80.48-4-13, 16, 17, (SBL)
Site Plan**

Mr. Anthony Monteleone of Monteleone and Monteleone, Mr. Peter Catizone of Catizone Engineering, and Mr. Robert Pasquale, owner, were present.

Mr. Monteleone stated good evening gentlemen.

Chairman Cosentino stated would address everything for the, identify yourself.

Mr. Monteleone stated Anthony Monteleone, attorney for the applicant.

Mr. Pasquale stated Robert Pasquale, the owner.

Mr. Catizone stated Peter Catizone, engineer for the applicant.

Chairman Cosentino stated okay, this is for a negative dec. here, Jan.

Jan Johannessen stated this is a negative dec. on the preliminary subdivision plat, site plan for 369 Lex. The application has been scheduled for a public hearing the preliminary subdivision plat to be held on the April 26th meeting. I prepared the negative dec. based on the applicant's environmental assessment form and the plans that have been submitted and reviewed to date.

Chairman Cosentino stated okay, so are there any questions on this Anthony, Whitney?

Whitney Singleton stated I think we should just explain to applicant the fact that he didn't coordinate review of this and what that means for their other applications. They will need to submit EAF's to the Zoning Board and to the Village Board.

Mr. Monteleone stated to the ZBA and the Village Board, will do. We'll get that out tomorrow.

Chairman Cosentino stated Mr. Miley, anything on this?

Mr. Miley stated nothing.

Chairman Cosentino stated okay, do I have a motion for the resolution.

Mr. Bainlardi stated I make a motion that we adopt the negative declaration, dated April 12, 2016 for Mount Kisco Supply 369 and 375 Lexington Avenue, Planning Board 2015-0300, section block and lot, 80.48-4, lots 13, 16, and 17.

Chairman Cosentino stated do we have a second?

Mr. Mareschi stated I'll second, Chairman.

Chairman Cosentino stated seconded by Mr. Mareschi. On the question, will the Secretary poll the Board please.

Mr. Bainlardi	-	aye
Mr. Mareschi	-	aye
Mr. Vigliotti	-	aye
Mr. Bonforte	-	aye
Mr. Hertz	-	aye
Chairman Cosentino	-	aye

The motion carried by a vote of 6 to 0.

Mr. Catizone stated thank you.

Mr. Monteleone stated thank you gentlemen.

Mr. Pasquale stated thank you.

Chairman Cosentino stated next one is Westchester Foundation for the Disabled, that's 135 Radio Circle and that's on a draft resolution dated April 12, 2016. Would you come up and identify yourself for the record please.

**2. Westchester Foundation for the Disabled – 135 Radio Circle Drive
PB2016-0321, 80.63-1-1.2
Amended Site Plan and Change of Use Permit**

Mr. Scott Blakely of Insite Engineering and Mr. John Signorelli, Executive Director of the CLC Foundation.

Mr. Blakely stated good evening, Scott Blakely with Insite Engineering.

Mr. Signorelli stated John Signorelli, Executive Director of the CLC Foundation.

Chairman Cosentino stated okay, we have a draft resolution here, Jan?

Jan Johannessen stated it's a draft resolution on a Change of Use Permit, Amended Site Plan Approval for 135 Radio Circle. The applicant appeared before conceptually, there's no comments offered with significance by the Planning Board or Staff. It is basically conversions of first floor from storage to office and from storage to indoor parking and on the second floor, from storage to office. The site will accommodate a total of 71 parking spaces which is compliant with Code.

Chairman Cosentino stated thank you Jan, any questions? Counsel? Anthony? Mr. Miley?

Mr. Miley stated nothing.

Chairman Cosentino stated any questions from the Board? Do we have a motion?

Mr. Vigliotti stated Mr. Chair, I'll move on the motion of approval, Change of Use and Amended Site Plan, Westchester Foundation for the Disabled, Inc. 135 Radio Circle Drive, it's section 80.63, block 1, lot 1.2, application number PB2016-0321 and today's date is April 12, 2016.

Chairman Cosentino stated thank you. Do I have a second?

Mr. Mareschi stated I'll second it Chairman.

Chairman Cosentino stated seconded my Mr. Mareschi, on the question?

Mr. Hertz stated yeah, you guys have seen the draft resolution?

Mr. Blakely stated we have, we made one modification to the site plan based on comments from Peter, it was some dimensional requirements for the internal spaces, in order to meet the dimensional requirements, we reduced the internal spaces from 6 to 5, so the overall provided is 70 versus 71, what's required is 67.2, so we still are in conformance, so I don't know if you want to make that change in the resolution?

Chairman Cosentino stated well I think Jan made that change...

Jan Johannessen stated can you go over that again, Scott?

Mr. Blakely stated in order to meet the dimensional requirement of the interior parking, the 9 1/2 foot stalls and a 24 foot wide aisle and be able to provide an internal hallway, we had to reduce the parking from, there were two existing, so we went from a total of 8 inside to 7.

Jan Johannessen stated to 7.

Mr. Blakely stated correct and that's because we...

Chairman Cosentino stated but you still meet the requirement.

Jan Johannessen stated what is the total number of parking spaces now, 70?

Mr. Blakely stated its 70 where 67.2 are...

Chairman Cosentino stated did you discuss that with anybody before tonight?

Mr. Blakely stated we did.

Chairman Cosentino stated with who?

Mr. Blakely stated we sent out an e-mail.

Chairman Cosentino stated did you get a response back.

Mr. Blakely stated I do not know if we did.

Chairman Cosentino stated because we just went by the resolution, I'm glad you asked that question, Doug.

Mr. Blakely stated we sent an e-mail out on the 7th.

Chairman Cosentino stated I don't know if anybody got the email but anyway, they're still within their...

Jan Johannessen stated its still compliant.

Chairman Cosentino stated its still compliant so we're not going...

Mr. Blakely stated okay, great, I just wanted to bring that up just so it made the record clear.

Chairman Cosentino stated we're still on the question...

Mr. Hertz stated and Jan, you can concur that they're compliant at 70.

Jan Johannessen stated yes.

Mr. Hertz stated okay.

Jan Johannessen stated 67 was the number, correct?

Mr. Blakely stated that's correct.

Mr. Hertz stated yes.

Whitney Singleton stated so that means that your Board's resolution would be modified to reflect the new plans that will need to be submitted.

Chairman Cosentino stated need to be modified, right.

Mr. Hertz stated so can we modify the resolution to reflect the current counts.

Jan Johannessen stated yes.

Chairman Cosentino stated you got that Jan, Michelle.

Mr. Hertz stated so that will be in the whereas', also condition 14.

Jan Johannessen stated 14, yeah.

Mr. Hertz stated yeah, I'm fine.

Chairman Cosentino stated will the Secretary poll the Board, please.

Mr. Vigliotti	-	aye
Mr. Mareschi	-	aye
Mr. Bainlardi	-	aye
Mr. Bonforte	-	aye
Mr. Hertz	-	aye
Chairman Cosentino-		aye

The motion carried by a vote of 6 to 0.

Chairman Cosentino stated okay.

Mr. Blakely stated great, thank you very much. Appreciate your help.

Chairman Cosentino stated congratulations.

Mr. Signorelli stated I'd just like to mention that I'd like to thank your staff, the technical support and responsiveness and professionalism we received on this application was extraordinary.

Chairman Cosentino stated always glad to hear that.

Mr. Signorelli stated it is simply the truth.

Mr. Hertz stated our staff, wait, what? Sorry.

Laughter

Chairman Cosentino stated okay, Luppino Landscaping, draft resolution dated April 12, 2016.

**3. Luppino Landscaping & Masonry Supply – 15-21 Armonk Road
PB2015-0289, 80.73-1-1 (SBL)
Amended Site Plan and Change of Use**

Mr. Angelo Luppino was present to represent the application.

Mr. Luppino stated hi guys, Angelo Luppino.

Chairman Cosentino stated you're looking good.

Mr. Luppino stated you too, did you just get back from Florida?

Chairman Cosentino stated I did. Jan?

Jan Johannessen stated this is an amended resolution, it was originally approved on October 13, 2015, it was amended November 10th, the applicant requested an additional amendment, really dealing with the parking situation in front of the building. The prior approval prohibited parking in front of the building as it was located, the majority of which was located in the State right of way. There has been communication with the DOT and the DOT has agreed to three parallel parking spaces within the right of way so the resolution reflects that. The site plan is to be amended to show three parallel parking spaces and the signage that was to be posted on the exterior wall is going to be modified to read 'parallel parking only'. The remainder of the resolution really remains the same, the exterior façade, the aesthetics of the front of the building has also been modified per ARB approval. The last time it was being the Planning Board, it was going to be treated with a stone veneer, that has been requested to be just a painted stucco as per the ARB. Those are really the two major changes to the resolution.

Mr. Luppino stated I do have one comment to that because the signage I think was supposed to be 'parallel parking only, additional parking across the street', which was not put in there.

Jan Johannessen stated additional parking across the street.

Mr. Luppino stated right because on the old sign it was 'No parking, with additional parking across the street'.

Chairman Cosentino stated that's true.

Jan Johannessen stated you're going to have to maybe increase the size of the sign.

Mr. Luppino stated right but...

Jan Johannessen stated okay, no problem.

Mr. Bonforte stated I recall Whitney, we were going to put some wording on point 17.

Whitney Singleton stated yeah, we need to make it significant from our perspective.

Mr. Bonforte stated nothing...

Whitney Singleton stated there was a whereas to be inserted on the first page to reflect the correspondence received from the DOT and on condition number 17, there was going to be a preface to the sentence beginning with the word deliveries, so it would say 'receipt or initiation of deliveries would constitute a violation', and there would be a new condition number 20 stating that nothing here in shall be deemed to give the owner, applicant, or any of tenants any property interest in the public right of way.

Chairman Cosentino stated okay, any questions from the Board?

Mr. Luppino stated does that mean if a delivery is, if the deli gets a delivery they can't park in front, in those...?

Whitney Singleton stated because it says elsewhere in the resolution that it has to be in the backyard, you can't receive deliveries from the front. I believe it already says that elsewhere in the resolution. So we frequently put in that no deliveries are to be accepted from the street, I believe, doesn't it say that somewhere else, Jan?

Mr. Bonforte stated sorry, the point 17 already says...

Whitney Singleton stated it says loading and unloading shall occur solely within the site, so you can't do deliveries, from the parking in the front, its got to be from your property.

Mr. Bonforte stated was that always your understanding? Or now has that changed?

Mr. Luppino stated I didn't, this is the first I'm hearing of it...

Jan Johannessen stated that was in the prior resolution.

Mr. Luppino stated was it? Then I missed it.

Jan Johannessen stated and number 16 was no vehicles shall back out into a public right of right of way.

Mr. Luppino stated that's, that's, I agree with that.

Whitney Singleton stated I mean you're not going, are you going to have big trucks pull up and do deliveries in the front.

Mr. Luppino stated well if a milk truck comes or the deli gets a, you know, those railings that are in front come off where they don't have to bring the stuff all the way up the stairs or going down the stairs and up the stairs from the back.

Whitney Singleton stated its up to the Planning Board, when I saw that it said that the deliveries should be conducted wholly within the site, I know that for explain, the diner, if you're accepting deliveries from the public right of way that's a violation.

Mr. Luppino stated I understand.

Whitney Singleton stated so its really up to the Board...

Jan Johannessen stated if a truck backs into that driveway, is there the ability to get around the truck and make a delivery up the front steps.

Mr. Luppino stated you'd have to carry the stuff up the steps instead of, say there's a, if you come out the back of a truck and usually a truck the tailgate is up this high, you're kind of walking straight it, without...

Chairman Cosentino stated what we want there, any truck that's going to come in is going to unload there anyway.

Mr. Luppino stated I know that's what's going to happen.

Chairman Cosentino stated that's what's going to happen but we have to put it in there because we did it for everybody else, you know? He's not going to do it but we need it in there because we did it for everybody else.

Jan Johannessen stated you don't have to put it in there.

Whitney Singleton stated you don't have to put it in, it was my recommendation. If you don't want to put in there, it's fine, Joe.

Chairman Cosentino stated what if Frank from the diner comes and says, you know, you made me go in the back, you have to be...

Jan Johannessen stated there's plenty of businesses that this condition doesn't apply to, most of the businesses on Main Street, they have to unload in the public right of way, so there's exceptions.

Chairman Cosentino stated look, to me, it makes no difference, if the Board wants it, fine with me.

Whitney Singleton stated I think the more relevant question or issue here is that the whole issue that there's a debate over this is that the parking was going on in an unsafe fashion. If you feel as though a truck can park in that area and effectuate safe deliveries, that's up to your Board.

Chairman Cosentino stated it can park a lot better now than it was before because the cars are horizontal and now you have room.

Mr. Luppino stated the parallel parking.

Mr. Vigliotti stated if the truck is using several of the parallel parking spaces, I don't see a problem with that...

Mr. Bainlardi stated I agree.

Mr. Vigliotti stated it's if the truck double parks and is in the right of way where somebody has to cross over the double line, to me that would be the issue.

Mr. Luppino stated I agree with that.

Chairman Cosentino stated there's going to be actually room now though because the cars are parallel now so there's going to be room there where cars can get by, in all fairness.

Mr. Vigliotti stated the deliveries in the morning, there's probably nobody parked there at that point anyway.

Anthony Oliveri stated it might be best to just take it out.

Chairman Cosentino stated let's just take it out and leave it at that.

Anthony Oliveri stated because if a truck parks illegally, then its illegal and they can get ticketed.

Chairman Cosentino stated remove it, Jan.

Whitney Singleton stated what are you removing?

Jan Johannessen stated condition 17.

Whitney Singleton stated all together?

Chairman Cosentino stated no.

Jan Johannessen stated what if you prohibit loading, unloading in the travelled way.

Whitney Singleton stated that's fine.

Chairman Cosentino stated yeah.

Jan Johannessen stated can't say public right of way because the public right of way goes up to the parking area.

Chairman Cosentino stated do that, do that, I think it makes it easier.

Jan Johannessen stated within the travelled way, this way they can parallel park.

Mr. Vigliotti stated parallel park in the parallel parking spaces.

Jan Johannessen stated that's why you keep them out of the travelled way.

Mr. Vigliotti stated right they can parallel park, that's fair.

Mr. Hertz stated or you can conversely say deliveries from the parallel parking spaces will be permitted, shall be permitted.

Mr. Bainlardi stated that's fine.

Mr. Hertz stated that's what we're trying to get out.

Chairman Cosentino stated okay, that's good.

Whitney Singleton stated only within.

Laughter

Chairman Cosentino stated next thing you'll be putting signs only midget cars, smart cars. Okay, is there anything else on this before we? Okay, we need a motion.

Mr. Bonforte stated I'll make a motion Chairman.

Chairman Cosentino stated okay.

Mr. Bonforte stated I'd like to make the motion to approve the amended site plan approval, change of use approval for 15-21 Armonk Road Mount Kisco, LLC, section 80.73, block 1, lot 1, application number PB2015-0289 and today is October, sorry, original date October 13, 2015 and amended hereafter, today's date being April 12, 2016.

Chairman Cosentino stated do we have a second?

Mr. Hertz stated I'll second that.

Chairman Cosentino stated seconded by Mr. Hertz. On the question. Will the Secretary poll the Board please?

UPON ROLL CALL VOTE:

Mr. Bonforte	-	aye
Mr. Hertz	-	aye
Mr. Bainlardi	-	aye
Mr. Vigliotti	-	aye
Mr. Mareschi	-	aye
Chairman Cosentino	-	aye

Motion carried by vote of 6 to 0.

Chairman Cosentino stated you got it, Angelo.

Mr. Luppino stated perfect.

Chairman Cosentino stated excellent, thank you

Mr. Luppino stated thank you very much.

Chairman Cosentino stated thank you very much.

Mr. Luppino stated Jan, do I hear from, do I just get these from you later?

Jan Johannessen stated I'm going to revise the resolution for the discussion tonight and get it signed and sent to you.

Mr. Luppino stated so there's no other meeting, again, right.

Mr. Hertz stated you're done.

Chairman Cosentino stated next is Suburban Floors, special discussion. Come up and identify yourself for the record please.

Suburban Floor – Special Discussion

Mrs. Emily Carpentieri and Mr. John Reber were present.

Mrs. Carpentieri stated Emily Carpentieri.

Chairman Cosentino stated how are you?

Mrs. Carpentieri stated good, how are you?

Mr. Reber stated John Reber, owner of the property.

Chairman Cosentino stated okay, Jan.

Jan Johannessen stated the applicant has requested to install the four parking spaces that were denoted on the site plan as being land banked, they are before you tonight to discuss that.

Chairman Cosentino stated can you just briefly tell us why you want to...

Mr. Reber stated well basically I think it's probably just in the long run it's a good idea because we have the machinery on the site, all the excavation still has to be done and it's just very easily to do that now, rather than wait and have it done later. And it will cost twice, three times as much money and we'll have the spaces that are required by the ordinance. So it just made logical sense for us to do that.

Chairman Cosentino stated we were talking about it and I think you need it okay, but I think it takes away some greenspace too, that the Board was...

Mr. Reber stated well I mean, there is still some greenspace left I mean obviously its going to be a little diminished but it's what was originally on the plan and we're just trying to abide by what is on the plan. We're not trying to diminish it, we're trying to increase it so, trying to do the right thing actually.

Chairman Cosentino stated anybody else?

Mr. Hertz stated if I could just ask, so what changed in your understanding of how the property is going to be used that would make you want to use those extra four spaces.

Mr. Reber stated nothing, nothing really. It's more the economics of it, really. So if we don't do it now then if we have to, if the Board asks us to do in five years from now.

Mr. Hertz stated let me go back and, you know, so it's the Board's, you know generally speaking the zoning might require X amount of spaces but we were prefer to preserve greenspace where we can, so the discussion when you guys were approved, was you didn't really need those parking spaces you thought those would be unnecessary at the time. I guess what we're trying to understand is what's changed in your understanding of how the property is going to used that it would make you now say you're going to need those spaces.

Mr. Reber stated right, if I'm understanding the question, nothing has changed with what we think we're going to do or what we are going to do. Everything is going to stay the same.

Mr. Hertz stated right.

Mr. Reber stated that hasn't changed, like I had mentioned. The economics of it has, we've rethought the issue quite honestly, and given it more you know validity and more thought and its just, like I said, the machines are there, the excavation...

Mr. Hertz stated but if you weren't going to be asked by this Board to put in those spaces at a later, you know for a number of years or ever...

Mr. Reber stated or ever.

Mr. Hertz stated I mean, we don't know, in other words...

Mr. Reber stated we don't know that part.

Mr. Hertz stated we don't know that part because largely that questions comes about by your saying the site is no longer working with the spaces that we have, so...

Mr. Reber stated no, no, I'm not saying that all.

Mr. Hertz stated that would be...

Chairman Cosentino stated a criteria.

Mr. Hertz stated that would be a criteria or the Building Inspector or there are complaints or there are issues on the site, there are car accidents or something that would suggest that that, or there's you can't part...

Mr. Reber stated or they'll be parking on the street.

Mr. Hertz stated or they'll be parking on the street which there isn't any...

Mr. Reber stated which you don't want.

Mr. Hertz stated right, so I guess the question becomes, if look back on the resolution, you guys had made representations that the original six parking spots would be adequate, seven, six plus one.

Mr. Reber stated six plus one.

Mr. Hertz stated six plus one, the on interior, right?

Mrs. Carpentieri stated yes.

Mr. Hertz stated so I guess the question is, do you still think those are adequate or are you just trying to, are you building the extra four spots to mitigate the possibility that we're going to come in six months and say you have to build it and then it will cost a lot of money.

Mr. Reber stated well to some extent, that's very true because we don't want to have to come in later with the machinery, move curbing, move shrubbery and the cost is twice as much, I mean it just makes sense to do the job right, the first time.

Mrs. Carpentieri stated right.

Mr. Reber stated we thought we were going to save some money but, and which we would have because we wouldn't have had to put as much curbing in...

Chairman Cosentino stated so it's going to cost you money.

Mr. Reber stated and in five years from now, it's going to cost twice as much.

Mrs. Carpentieri stated its going to cost even more, right.

Mr. Reber stated if not more. So, my daughter and I have been just throwing it around, you know why bother not doing it, it just makes economic sense and it is what the Board has asked for in the first place. So, you know we're not trying to cut corners; we're trying to give you what you had wanted in the first place and you were kind enough to let us bank those four spaces.

Mrs. Carpentieri stated right.

Mr. Reber stated but in the long run, what makes more sense.

Mrs. Carpentieri stated there's still going to be green, from what I can see there's still a ten foot setback, I don't know if there's any way we can get to a, or whatever that is.

Mr. Vigliotti stated the Village, ten feet of the setback, I think the Village owns, is that, can anybody help on that?

Chairman Cosentino stated ten feet the Village owns it.

Anthony Oliveri stated no, there's ten feet setback on their property and then there's the greenspace in the right of way which is about fifteen feet.

Mr. Vigliotti stated right.

Mr. Reber stated so you'll have twenty-five feet roughly.

Mr. Vigliotti stated as we speak, now down the road the Village may say you know, Smith Avenue at that corner should be widened to allow a holding lane if you're turning left, so that people turning right, can go right. So now, that greenspace or buffer and it could be long after, you know it could be many years from now, so that greenspace that is now a comfortable ten feet or fifteen feet is now removed to allow another lanes. There's that concern.

Mr. Reber stated okay.

Mr. Vigliotti stated and that may be never happen, as the, we have land banked parcels, we have businesses in Town that have parking areas that have land banked spaces for 20-25 years and...

Mr. Reber stated right, nothing has changed, everything is good.

Mr. Vigliotti stated everything is just fine and we may have had somebody last year, come before us after 15 or 20 years to take two of X number of spaces that were land banked and I think that was at Radio Circle Drive to kind of give that corporate landscaped look. I had just shared that Smith Avenue is very special, it's just it looks like...

Mr. Reber stated that's why we're there.

Mr. Vigliotti stated it is, it's very special and if you look up and down Smith Avenue, you see green, you don't see any cars, parking lots in the view line. When you came and said about banking, it was like this is fantastic because it will maintain that look and that look on Smith is really very, very special and this is almost a, as you enter Smith, we have business across the street and now the new business which will be the carpet business, I think the business across the street, which is the dental office, doctors office...

Mr. Reber stated dentist's office, he has a lot of parking there.

Mr. Vigliotti stated they have thirty-five, forty feet of greenspace.

Mr. Reber stated yeah, they just had to re, I think they just added some a few years ago, actually, in the front of the building.

Mr. Vigliotti stated I think in the front on the other side.

Chairman Cosentino stated they didn't come to us, if they did.

Mr. Reber stated on Smith Avenue side, they extended the parking lot from what it was originally.

Mr. Vigliotti stated I think there's like thirty-five or forty feet there, so...

Mr. Reber stated I mean he needed the spaces obviously...

Chairman Cosentino stated he extended the parking lot?

Mr. Vigliotti stated he didn't come before us.

Mr. Reber stated because people were parking on my side of the road...

Chairman Cosentino stated Mr. Building Inspector.

Mr. Reber stated I didn't say anything, I didn't, he's a neighbor but I know people were parking there and walking across the street, so...

Mr. Mareschi stated how many employees does Suburban Floors have, do we know?

Mrs. Carpentieri stated well its three and then we have subcontractors that aren't during the day, they get their stuff and they go.

Mr. Mareschi stated okay.

Mr. Reber stated and I have two tenants upstairs.

Chairman Cosentino stated so you need two parking spaces for that anyway.

Mrs. Carpentieri stated exactly, and then the...

Chairman Cosentino stated you have three, that's five...

Mr. Reber stated that's five, couple extra...

Mrs. Carpentieri stated exactly and then handicapped one...

Chairman Cosentino stated customers.

Mr. Reber stated two customers is not a lot.

Mr. Mareschi stated so you have seven right there.

Mrs. Carpentieri stated I have designers, I have a designer and a client or two clients...

Mr. Mareschi stated yeah.

Mr. Reber stated it kind of disappears at certain times.

Mr. Bainlardi stated let's ask the question pointedly, this way, are you at this point, are you concerned that you're not going to have enough parking spaces with, if you don't...

Mrs. Carpentieri stated to be honest yes, I would have to say yes to that because of what we just discussed.

Mr. Bainlardi stated what I think you know, what we're trying to feel out is do you need all four, would two be enough and this is a question that you have to be honest at this point and say, if you're concern is that you're going to inadequate parking and you're going to be back, you really do think you're going to be back doing these other spaces, then you should be forthcoming and say that. If you think that that's not the case and you think you could do with two more maybe and we could preserve some of that land bank and some of that additional buffer but it's really a question for you, it's really...

Mrs. Carpentieri stated it's a good question, I mean, I can't foresee the future, I can just tell you what I have going on now, I have seven spots and it fills up very quickly.

Mr. Mareschi stated it's like you said, you have three employees, two tenants, that's five...

Mrs. Carpentieri stated correct.

Mr. Mareschi stated you have two people that show up, that's seven right there.

Mr. Reber stated you lose a space with snow...

Mrs. Carpentieri stated and there's that.

Mr. Vigliotti stated well John, you know the fine line is, trying to protect the integrity of the greenspace on Smith Avenue and trying to be supportive of your needs. So if we can come to, I would love, when you enter Smith Avenue, you drive down a road that's not seen in very many villages.

Mr. Reber stated right but we do have a large greenspace where the store was, I mean there's a whole corner there, that you know, if we could have made the building bigger, we would have done that but we were limited in the parking and how much is allowed on the property.

Chairman Cosentino stated there's no other place on the property where you can put this, right?

Mr. Bainlardi stated what are you proposing to do with the plants that are in that greenspace now? Will you relocate those plants to another spot? Will you supplement what's...?

Mr. Reber stated well you mean with what is going to be removed, we'll use them somewhere else on the property, we won't cut the corner, cut corners if you will. I mean there is greenspace and we're just hoping that it would be just pretty easy just get the spaces that you know, you had originally wanted. It's not that it's going, yes it's going to be a little less, no doubt about it, it's pretty obvious...

Mr. Vigliotti stated well it will be 20 feet, two parking spaces, 9 ½ feet, it will be 19 feet basically.

Mr. Reber stated two and two on each side of the driveway.

Mr. Vigliotti stated if we could and I'm just trying, I would love to be able to meet you halfway and you meet us halfway and to have that buffer, because I really honestly believe down the road, not very shortly that Smith Avenue at that corner is going to be widened and whatever buffer we have now is going to be lost.

Chairman Cosentino stated I agree with Mr. Vigliotti but I also, and I've said this before as of right, he can come back three, four, five months from now...

Mr. Vigliotti stated oh, any time.

Chairman Cosentino stated and say look it, my business has improved, I need those parking spaces and he's going to put them in anyway. And I think what he's saying now is that the machinery is there and everything is there, instead of me coming back 6 months from now and it's going to cost me double or triple the amount of money, I'm asking to do it now. I'm just saying but that's in all fairness...

Mr. Vigliotti stated I don't think it will be six months from now...

Mr. Reber stated well no, it won't be six months from now but it could be two years from now, yeah exactly.

Chairman Cosentino stated but it could be six months from now.

Mrs. Carpentieri stated at that point, it would be, if it keeps going up every year.

Mr. Reber stated that would be nice, you know.

Mr. Vigliotti stated so John, it's that fine line as planners, as a Planning Board, trying to protect the owner and protect the Village at large, Smith Avenue at large, the suburban look, excuse the pun, of as opposed to an urban look of that corner, across the street is thirty-five feet, if we can somehow have something that's equal, that would be the best case scenario for both.

Mr. Reber stated the County has already taken some of my property on the corner, probably 20 years ago, 15-20 years ago...

Chairman Cosentino stated I remember that.

Mr. Reber stated eminent domain, my store became very close to the curb, I gave up land already there, so having to do that again, there will be a fight.

Chairman Cosentino stated okay, look it...

Mr. Reber stated I can give so much but now you're infringing upon my capabilities of doing business.

Mr. Vigliotti stated its land banked, it's not giving up.

Mr. Reber stated but eventually, if we need it, we have to do.

Mr. Vigliotti stated absolutely, oh absolutely.

Mr. Reber stated so we're, I'm just trying to avoid having to do it 10 years from now, that's what I'm trying do, since everything is, the equipment is on the site, nothing has been put down, the curbing isn't down, the electric isn't in, so like I said, it just made economic sense for us to do it now and kind of get it over with.

Chairman Cosentino stated alright look, gentlemen, we have an applicant before us and you know what he's asking for, okay...

Mr. Hertz stated well let me ask this, I mean would it be functional to you know, we have four land banked spaces, someone pull out the plan...

Mr. Bonforte stated it's on the front table.

Whitney Singleton stated sorry, I left it down below.

Mr. Bonforte stated I'll get it.

Mr. Hertz stated would it be, I think what we're asking for, you guys are looking for four spaces, would it be possible to put in the two spaces and leaves those two land banked?

Mr. Reber stated I know, that's what's being asked around.

Mr. Hertz stated I mean would that not meet your current needs or your current in the near future needs?

Mr. Reber stated I would say probably yes but here again, I'm going to go back to my same argument, 10 years from now, I might be back in front of the Board and it's going to cost me more money to rip all this out...

Mr. Hertz stated but think about all the money you just saved and banked in 10 years.

Mr. Reber stated think about all the money I'm going to spend in 10 years.

Mrs. Carpentieri stated right.

Mr. Reber stated the idea is to save money.

Mr. Bonforte stated understood.

Mrs. Carpentieri stated and use the property for what it's, as much as possible.

Mr. Reber stated and to do the eleven spaces.

Mr. Bonforte stated I just want to add one point we also, because we talked about this, the two land banked that we're taking two but the other two could be greenspace, is that something we were considering, so it would be less work to un-bank those...

Mr. Reber stated well of course it's less than four.

Mr. Bonforte stated it's less a curb cut and...

Mr. Hertz stated no, no, finish what you were saying.

Mr. Bonforte stated so I'm saying instead of right now, the curb cut there is what, impervious cement...

Mr. Reber stated over here?

Mr. Bonforte stated yeah, the area where the land bank, all in here...

Mr. Reber stated all this is just greenery, this is just grass, just grass and whatever.

Mr. Bonforte stated it will be green...

Mr. Hertz stated pervious pavers.

Mr. Bonforte stated if it's pervious...

Mr. Reber stated well the land is available to put the spaces in at some future time.

Mr. Bonforte stated well what I'm suggesting is do the curb cut now but still land bank the two spaces on the roadside, the Smith Avenue side and take the other two...

Mrs. Carpentieri stated that doesn't make any sense.

Mr. Bonforte stated land bank on the interior but its still costs...

Mr. Reber stated you still have to excavate the land and re-grade to put down the gravel and...

Mrs. Carpentieri stated and permits and getting people back....

Mr. Reber stated I know what you're saying, put the curbing in for the four spaces and put grass over it.

Mr. Bonforte stated I'm not in construction, so I misunderstood, okay.

Mrs. Carpentieri stated everything is, you know, if we would have thought about this hindsight, would you have, if we didn't ask for the bank spots to begin with would you have...?

Mr. Reber stated we would have just gotten the 11 spaces...

Mr. Vigliotti stated no, not...

Mrs. Carpentieri stated gone after us and said no, don't have 11 spots when 11 spots are supposed to be...

Mr. Vigliotti stated we always encourage applicants to do some land banking where it has a positive impact on the site or the area where the land banking would occur. It's not just a matter of land banking the ones back in the corner, that has no value to the Village at large or in this case the street or that corner. But where it has at the veterinarian clinic on Lexington Avenue, the front of it has two land banked spaces, it looks beautiful because it's all green right up to the building but those are two land banked spaces there and there are other sites in the Village...

Mr. Reber stated right, right, right that occurs.

Mr. Vigliotti stated that that occurs and it just gives Kisco Avenue, Lexington Avenue in this case, a sense of having a suburban look rather than urban look.

Mr. Reber stated can understand that too.

Mr. Vigliotti stated I think Michael's point is well taken, putting in the curb and just adding dirt around it and putting grass, it doesn't have to be shrubs in that section.

Chairman Cosentino stated alright, look we have a decision to make here, let's poll the Board, let's start down here, how do you feel about this?

Mr. Bonforte stated I'm inclined to vote in favor it, only because of John's reputation and legacy in the community and you're not going to do the wrong thing by yourself and by the Board and by the Town, so that would be my disposition.

Chairman Cosentino stated Doug?

Mr. Hertz stated I'm willing to do two spaces and I understand your argument, on the other hand when we approved the site you confident that the number of spaces, minus four was functional for the site, so I'm not seeing a commercially viable need for these spaces now that you're presenting. You're presenting the possibility of maybe needing them at some point in the future...

Mrs. Carpentieri stated well the business is...

Mr. Hertz stated and hopefully saving money by doing, by spending the money now rather than possibly spending more later...

Mr. Reber stated correct.

Mr. Hertz stated but if you don't need them in the future then you spent money that you're not going to need or never would have spent.

Mr. Reber stated well I think its money well spent.

Mrs. Carpentieri stated yeah, I would have to agree, the spaces to have...

Mr. Reber stated its money well spent.

Mrs. Carpentieri stated and its nice to have them, maybe customers...

Mr. Reber stated money well spent.

Chairman Cosentino stated okay.

Mrs. Carpentieri stated can't say what's going to happen, you know, I know it's a prime spot...

Whitney Singleton stated can I just clarify one thing, I know I told these guys I was going to keep my mouth shut but the question that your Board is here to review under the Code, is not whether or not it's money well spent, the question is whether or not the parking is needed. The determination your Board makes under 110-28 is that you can require the paving of all or a portion of the spaces that are being waived when you deem them to be required, not when you deem them to be financially beneficial to the applicant. That doesn't mean that they can't come to you and ask for this but you know, we're talking about what's the best deal financially and they got a guy with a truck on the side or whatever, that's not really a pertinent inquiry.

Mr. Bainlardi stated well then let's focus on that question, I think on the basis of what the applicant has said to this Board already this evening, is that with the number of employees that they have and the number of people that already coming to site and then also the need for customers to be able to park, they're under parked.

Whitney Singleton stated but that's not what they're saying, what they've said is...

Mr. Bainlardi stated I think that's what they said, let's let them speak for themselves.

Whitney Singleton stated it's financially appropriate to do now.

Mr. Reber stated we've said both. We said both things.

Mrs. Carpentieri stated I would like to say that again, you know who's to say I'm not going to hire another person, right now we have three, I would like to hire another one, so that would be another spot, you know what I mean. So it is financial and it is what you said, it is both.

Whitney Singleton stated look, I know you're coming in here and just telling it like it is...

Mr. Reber stated we're not trying to cut the space and just add them on...

Mrs. Carpentieri stated we're trying to come to a...

Chairman Cosentino stated John, are you finished?

Mr. Bainlardi stated I mean the way I feel about this is that if the applicant is saying that they believe that they need the spaces, that they believe that they're going to have a benefit by economically by constructing those spaces now are otherwise meet the Code and are compliant and the fact that there's still a reasonable buffer are a on that corner and not withstanding Ralph's point and Doug's point that we'd like to have more if we can get it. This is really a question for the applicant as to what you're telling us your needs are, from what I'm hearing, if you're saying that you believe you need the parking, I'm okay with it.

Chairman Cosentino stated Ralph?

Mr. Vigliotti stated I am trying, I did two, it's a very difficult situation John. My role is to try to go beyond you as the applicant, a long term Village star and look what might be in the best interest of the Village for many decades to come and how to we preserve that look now for our children's children, many years from now and I think a good compromise is that early on you came in talking about the economic versus that you need these spaces. We're not taking the spaces away, we're just saying let's just bank them, let's just have that green space, let's enjoy it, you'll never need it, it will give a nice look to that corner. Doug and I have agreement, I think two spaces if a wonderful compromise, its 50% of what you're asking for, whatever the cost may be, that's just how I feel, I'm having trouble, I'm not saying no but what I'm saying is I think for decades to come that that greenspace will be a wonderful telltale sign for that corner and I just leave it at that.

Mrs. Carpentieri stated its all concrete.

Chairman Cosentino stated Enrico?

Mr. Reber stated trying to put up a good building.

Mr. Vigliotti stated the building is handsome, it really is a nice building.

Mr. Mareschi stated it came out beautiful, I drive by all the time.

Mrs. Carpentieri stated thanks, we're trying.

Mr. Reber stated we're just trying to do what's right. We haven't tried to cut corners...

Mr. Mareschi stated if we give them the two, I think that they might need the four, because you say the two now, the Board, if she does hire two more people, I believe it will tack outside, so I think the four is fine, that's just my opinion.

Mr. Hertz stated I'll just make this statement, I absolutely understand, I just wish when you were reviewing this application the first time that you had been more realistic about what your parking needs were, because we might have been able to come to a different, there might have been other parking arrangements that could have been considered or shift or, I don't know, this is a very late date to discuss that. You know we went by, you know we went back and checked the resolution, we went by your statements that you only needed...

Mrs. Carpentieri stated correct, I, yes...

Mr. Hertz stated even though the Zoning Code theoretically requires more, there was room to kind of bank more, so we don't really, we've had almost no cases in which applicants have come before us to un-bank spaces that have been banked.

Mr. Reber stated I know what everybody is saying. I think we both know what we all know, the spaces that we're putting in were in the same place where they would have gone in. I mean they're not being put in a different location, they are in the exact place where the initial plan had them, so that part hasn't changed.

Mrs. Carpentieri stated right, even if we didn't ask to bank them, there literally wouldn't be any other place to put it because we have all the water filtration here and the rest of the property is used up.

Mr. Reber stated the whole corner is greenery, its amazing.

Mrs. Carpentieri stated and realistically, I've never done this before, business is, you know, I do what I do, this was three years ago, a lot of things have changed in three years. And I've learned a lot and yeah, I should I have known...

Chairman Cosentino stated I guess its my turn here and you have three for two and you have two for four. The problem is here, if it's a three and three vote, is it a no vote?

Whitney Singleton stated it is a no vote, no action.

Mr. Bainlardi stated could you repeat the first part of that because I think you have three for four and two for two.

Chairman Cosentino stated you have three members that are two vehicles...

Mr. Reber stated two additional spots.

Chairman Cosentino stated two additional spots and you already have two for four. No matter what I vote, it's a no vote.

Jan Johannessen stated Joe, you have three for four, two for two.

Mr. Vigliotti stated well Michael is...

Mr. Reber stated we have three for four, right?

Mr. Bonforte stated well Chairman, could I...?

Chairman Cosentino stated you only have six members here, so it's three and three.

Mr. Vigliotti stated it's not three and three.

Mr. Hertz stated we don't know what you're going to vote...

Mr. Bonforte stated no, Mr. Chairman hasn't voted yet but he's...

Chairman Cosentino stated what I'm saying...

Whitney Singleton stated nobody's voted yet, there's been no motion.

Mr. Bonforte stated right, correct.

Chairman Cosentino stated that's right...

Whitney Singleton stated you're polling the Board.

Chairman Cosentino stated I'm just saying I'm polling the Board, okay.

Mr. Bainlardi stated just so we can be clear on...

Chairman Cosentino stated I'm just being clear with the applicant, okay?

Mrs. Carpentieri stated so a no vote means what?

Chairman Cosentino stated I'm going to vote four cars, okay. So now in polling the Board, its three and three.

Mr. Bainlardi stated its four and two.

Chairman Cosentino stated there are six members here, if three voted okay and three votes two.

Mr. Reber stated just two, two voted no.

Mr. Vigliotti stated well we didn't vote.

Overlapping conversation.

Mr. Hertz stated Ralph and I, Joe, Ralph and I leaning.

Chairman Cosentino stated you have John, you have Enrico, and myself voting four.

Mr. Bainlardi stated and Mike.

Chairman Cosentino stated when I say vote.

Mr. Mareschi stated and Mike's voting yes.

Chairman Cosentino stated okay.

Mr. Bonforte stated I was saying I would approve the request as presented, I didn't say four.

Chairman Cosentino stated okay, fine, let's make this into a motion.

Mr. Vigliotti stated Michael, what are you saying?

Mr. Bonforte stated Chairman, if I could and Mr. Vigliotti, I'm just thinking, because I do appreciate Ralph's vision and background, I'm learning a lot, I've been here a short time. And I saw it, while I vote, while I'm expressing the way I'd like to vote, which I haven't done yet, I was just thinking, maybe those two spaces, if you were going to get approval, maybe the two outward spaces, the most outward ones, maybe they could be labeled as compact cars only or something of that nature so you don't have a large van or some truck parking there because that's what Ralph, that doesn't along with Ralph's vision as much as possible...

Chairman Cosentino stated he's right.

Mr. Mareschi stated he is right.

Mr. Bonforte stated so you know maybe we can preserve that view and length or I should say vision as much as possible but at the same time provide you with the spaces you need because that's what it's about and that's what the vote's about. So, anyway...

Mr. Hertz stated well I mean there's another possibility which is you can use grass-crete for the two or four spaces...

Mr. Reber stated use what?

Mr. Hertz stated grass-crete, grass-crete is a pervious paver that allows grass to grow through it and you can park on it. And it's used in a lot of situations where you're looking for pervious surface, its a little more maintenance but from the side grass grow up, it looks like grass.

Mr. Reber stated but you still can't plant any greenery there, you can't plant and trees, you can't plant anything there.

Mr. Hertz stated you can't plant trees, but it's no longer...

Mr. Reber stated I know what they are...

Mrs. Carpentieri stated not blacktop, I understand.

Mr. Hertz stated a sea of blacktop. I just, I'm not...

Anthony Oliveri stated I think if you do that though, it's still going to look like a parking space with the curbing around it, you'd have to do something different with the curbing.

Mr. Vigliotti stated whatever happens here, there has not been a denial of banking two or the four spaces, there's no denial saying any time in the future that you can't come back and get those two spaces and...

Mr. Reber stated true.

Mr. Vigliotti stated and when you came in early and I'm trying to be very careful, I know what happens out in the community, 'Vigliotti, what a pain in the neck he was at the meeting'. I am just trying desperately to say we're not taking the two spaces away...

Mr. Reber stated I know that.

Mr. Vigliotti stated we're saying two works, preserve two for the future generations and if you need them 10 years from now. God willing the business is doing so well you're hiring more people, come before at the next Planning Board meeting and say guys, I need those two spaces and you're good to go. It's just...

Chairman Cosentino stated can I just say something?

Mr. Reber stated why can't I do it now?

Chairman Cosentino stated you make it, I know but you may not have the vote to do it, why don't you just make it two spaces and leave it at that and I think it will be okay.

Mr. Bonforte stated and you'll probably get the vote, absolutely.

Chairman Cosentino stated you'll probably get the vote for the two, otherwise you may not get nothing.

Mr. Vigliotti stated and its banking, it's not taking them away, we're not stealing them back, and it's a very fine line.

Mrs. Carpentieri stated it's a very fine line.

Mr. Reber stated I'm being pushed into a corner.

Chairman Cosentino stated this Board is too, John. We want to do the right thing.

Mrs. Carpentieri stated so do we, we never said that we didn't and it just doesn't make any sense to me.

Chairman Cosentino stated I think, you know we want to do the right thing for you but the Board felt that two parking spaces were better than the four and I don't want this Board to vote nay on four.

Mrs. Carpentieri stated now do you guys choose which two that we keep or not keep?

Mr. Reber stated I understand.

Chairman Cosentino stated you know, I think, you know I'm not telling you which way to go but I think if you went with the two, you're going to have a problem.

Mr. Vigliotti stated it makes sense to keep the two on the side.

Mrs. Carpentieri stated the two on the side...

Mr. Vigliotti stated on either side...

Chairman Cosentino stated you're not going to have a problem.

Mrs. Carpentieri stated do you want to go outside?

Mr. Vigliotti stated help us John, John make it easy.

Mrs. Carpentieri stated right, because everything has been difficult here.

Mr. Bonforte stated or does she want, do you want to go back on the need based, the question before us and say 'wait a minute, we really think we're going to need four any maybe even more' then that might change...

Mr. Reber stated more, we can't do.

Chairman Cosentino stated they couldn't do anymore then...

Mr. Bonforte stated no, I'm saying you're fully disclosing what you're relief is.

Mrs. Carpentieri stated how am I supposed to prove to you, the economics...?

Mr. Vigliotti stated you will always have the two spaces, they're yours forever.

Mrs. Carpentieri stated right but I understand.

Mr. Vigliotti stated and the compliments that you'll get along the way...

Mrs. Carpentieri stated it's certainly worth all of that.

Mr. Bonforte stated if you'd like to take a moment to step outside and then come back, its fine with us. I know is not easy.

Mr. Reber stated I thought it would be easy.

Mrs. Carpentieri stated yeah, I don't understand why... Yes, I would like to talk to my dad, if you don't mind, is that alright?

Mr. Bonforte stated please, take a moment.

Chairman Cosentino stated yea, it's like Shark Tank.

Whitney Singleton stated Chairman, you want to vote on Towne Bus while we're waiting?

Towne Bus Discussion – Request for Extension

Chairman Cosentino stated yeah, alright. Towne Bus a 90-day extension.

Jan Johannessen stated 90 days. They requested 6 months, Joe.

Chairman Cosentino stated yeah, 6 months.

Whitney Singleton stated 9 days?

Mr. Vigliotti stated 90, not 9.

Chairman Cosentino stated I think they required, they only wanted 90 days.

Mr. Vigliotti stated so moved. Was it 90?

Jan Johannessen stated the agenda says 6 months.

Chairman Cosentino stated 6 months, you made a motion Ralph?

Mr. Vigliotti stated I was doing 90 [days].

Jan Johannessen stated they have quite a bit of work to do.

Mr. Vigliotti stated alright?

Jan Johannessen stated including getting a DOT approval.

Mr. Hertz stated hold on, the applicant respectfully requests that the, be extended for a period of time not less than 90 days from the date hereof. That is the last sentence on page one.

Whitney Singleton stated you give them 6 months, you're going to be in next winter.

Mr. Vigliotti stated I know, we'll give them 120, which is a little bit of...

Chairman Cosentino stated just give them 120.

Jan Johannessen stated well they asked for 90.

Mr. Vigliotti stated they said not less than 90.

Mr. Hertz stated not less than 90.

Chairman Cosentino stated so give them 120. Ralph, you made the motion for 120?

Mr. Vigliotti stated yes.

Chairman Cosentino stated do I have a second?

Jan Johannessen stated can I have a, before you close on that Chairman...

Chairman Cosentino stated yeah.

Jan Johannessen stated I had a conversation with the engineer from John Mayer Consulting, the resolution states that prior to the signing of the site plan, they need to get a New York State DOT Highway Work permit, they haven't made that application yet. They would like to be able to get the site plan signed with some sort of letter from the DOT that they're going to approve it but in order for them to get the Highway Work permit, from what I'm being told is that they actually have to have a contractor lined up, they have to put up a bond and there's some things that are required to get that permit that they're not ready...

Chairman Cosentino stated maybe they need more time. Why don't we give what we give everybody else, why don't we give them 6 months.

Whitney Singleton stated that's not what he's asking.

Jan Johannessen stated what I'm asking is would you get okay with signing the site plan with a letter from the DOT saying that the approval is imminent.

Chairman Cosentino stated only with the Building Department's blessing...

Anthony Oliveri stated typically the DOT doesn't actually give you the permit until you have a contractor and insurances.

Chairman Cosentino stated its not an issue?

Mr. Miley stated I don't have an issue.

Chairman Cosentino stated and Whitney? I don't know...

Jan Johannessen stated they can't work within the DOT right of way without that permit.

Chairman Cosentino stated its fine, fine, Peter said its not an issue, Whitney said its not an issue do fine but listen...

Whitney Singleton stated but they are going to land bank all the parking spaces in the back, aren't they?

Chairman Cosentino stated so listen, why don't we do like we do with everybody else and keep it uniform, why don't we just give them the 6 months and they use what they want?

Mr. Vigliotti stated that's going to bring us to the summer.

Whitney singleton stated its going to bring you into the winter.

Anthony Oliveri stated that's if they used all the six months, they'd be starting in the winter.

Chairman Cosentino stated that's what we normally give, why don't we uniform and do the same thing?

Mr. Vigliotti stated what does staff think, do they need 6 months?

Anthony Oliveri stated I don't think so.

Jan Johannessen stated I don't think they need 6 months, if you're going to be lenient on the DOT approval...

Mr. Vigliotti stated make a recommendation...

Chairman Cosentino stated 120 days.

Mr. Mareschi stated then do 120.

Chairman Cosentino stated 120 days.

Mr. Vigliotti stated okay.

Chairman Cosentino stated Ralph's motion is 120 days, do I have a second?

Mr. Mareschi stated Chairman, I'll second the 120 days.

Chairman Cosentino stated seconded by Mr. Mareschi. On the question. Will the secretary poll the Board please?

UPON ROLL CALL VOTE:

Mr. Vigliotti	-	aye
Mr. Mareschi	-	aye
Mr. Bainlardi	-	aye
Mr. Bonforte	-	aye
Mr. Hertz	-	aye
Chairman Cosentino	-	aye

Motion carried by vote of 6 to 0.

Chairman Cosentino stated okay, let's make a motion on who's buying coffee tonight, let's see.

Whitney Singleton stated let's adjourn the meeting and [inaudible].

Chairman Cosentino stated yeah, Ralph, I'm going to... I think you're right too.

Mr. Bonforte stated yeah.

Chairman Cosentino stated I'm going to re-neg. Ralph, I'm going to go along with you too.

Inaudible conversation.

Suburban Floors Continued Discussion

Mr. Reber and Mrs. Carpentieri return to the meeting.

Mr. Reber stated we're caught, with the parking that we have at the present time is right to the street, I rent from the Village.

Chairman Cosentino stated say that again John.

Mr. Reber stated the parking that I had at the shop, the blacktopped area between the street where my customers would park, that would all become grass and then the spaces, the additional 10 feet setback will be another 10 foot of grass. So in actuality we are providing you with more grass than what we've had over the last 50 years. Do you follow me?

Mr. Bonforte stated are you saying is that correct 20 feet of setback with grass? Is there a sidewalk?

Whitney Singleton stated the existing parking is on the public right of way, that's what he's saying.

Mr. Bonforte stated okay.

Mr. Vigliotti stated which as some point in time could be a right hand lane turn, at some point, we may, it could be 10 years, it's going to happen soon enough. Which means we lose that 10 or 15 feet and now we have a buffer that's even less.

Mrs. Carpentieri stated 15 feet, if I may, you're talking about where are we here...

Mr. Vigliotti stated actually is where you were parking, that you rented from the Village.

Mrs. Carpentieri stated actually then the Village or the Town of the County would be taking away from the greenspace over there, not from the greenspace which would be our parking now. So I get what you're saying it's not affecting our...

Mr. Reber stated there is a slip lane there already, when you're coming on from Smith onto Lexington, there is room for two cars, some people want to make a left turn.

Mr. Vigliotti stated I don't think so John.

Mr. Reber stated I know there is, I know there are cars twice the width there...

Mrs. Carpentieri stated when there's Jewish holiday's everybody parks...

Mr. Vigliotti stated I tried to acknowledge whether that was happening, I don't think there's...

Mr. Reber stated it does...

Mr. Vigliotti stated while it's certainly not a legal slip but they just try got make...

Mr. Reber stated it might not be a legal slip but it became part of the land that was taken from us by the County, to create a bigger intersection off of Lexington onto Smith and it became obviously on from Smith onto Lexington at the same time. So we've lost the land.

Mr. Vigliotti stated you're not losing the spaces, you're just holding them in the back. They're in the bank.

Mr. Reber stated they're not in the parking.

Mr. Bonforte stated I was going to make a suggestion, I haven't been by the property in a while and I'd like to visit it again, before I vote and is just a suggestion at this point. I'm open to whatever else the Board decides but I wouldn't mind just putting this on the table, taking a look in the daytime and making, just bring, just getting more information, visually.

Mr. Mareschi stated site visit?

Mr. Reber stated they're ready to do the grading.

Mr. Bonforte stated if that's appropriate, I really, maybe that's helpful.

Mr. Reber stated I mean if you want to, if you want us to use the extra two outer spaces as for mini cars or something someone has suggested...

Mrs. Carpentieri stated compact.

Mr. Reber stated compact cars, you know, we can go with that, if that helps the situation.

Mr. Bonforte stated I like that idea personally but I'd like to defer to the rest of the Board and therefore none of us have to stay here too much longer.

Chairman Cosentino stated you want to do a site visit, is that what you want to do?

Mr. Bonforte stated I would support that or individual...

Chairman Cosentino stated is it going to change anybody's mind, a site visit, you'll still have the same... We need some guidance fellas.

Mr. Vigliotti stated I agree with a site visit, I would...

Mr. Mareschi stated a site visit.

Chairman Cosentino stated well we have to do it right away because they're doing the parking lot.

Mr. Vigliotti stated I've been on the site but I support that, absolutely. But I don't want to hold you up either.

Mrs. Carpentieri stated when would that be happening?

Chairman Cosentino stated Saturday?

Mr. Bonforte stated I'm available.

Mr. Hertz stated I will not be in Town...

Chairman Cosentino stated Saturday, do it on your own. Saturday?

Mr. Mareschi stated yes.

Chairman Cosentino stated John?

Mr. Hertz stated can we, I guess the question is...

Chairman Cosentino stated or you want to do it on your own?

Mr. Hertz stated what's staked over there? Is there anything that's staked out so we can see dimensional?

Chairman Cosentino stated I think they should stake it out where the cars are going to be.

Mr. Reber stated no, where the driveway entrance will be, that's not really staked out, it just has orange paint on the existing blacktop there.

Mr. Hertz stated okay.

Mr. Reber stated so you have an idea where the driveway will be off of Smith.

Mr. Hertz stated can this...

Mr. Bainlardi stated if you walk 15 feet from the edge of macadam on Smith Street, if you walk 15 feet into the property, that will give you a sense of where the...

Anthony Oliveri stated I would have your contractor mark it out.

Mr. Reber stated sorry.

Anthony Oliveri stated have your contractor mark it out with spray paint or something.

Mr. Hertz stated right now you've got this marked out, right, you've got these lines marked out...

Anthony Oliveri stated its not marked out.

Mrs. Carpentieri stated this on the...

Whitney Singleton stated if your property line marked out?

Mr. Reber stated yes.

Whitney Singleton stated its exactly 10 feet from the property line.

Mr. Reber stated yes, the property line is marked out.

Mr. Hertz stated do these, and mark those corners.

Chairman Cosentino stated alright, Saturday 9 o'clock.

Mrs. Carpentieri stated Dad will meet you there, I'm not going to be around unfortunately but that sounds good.

Anthony Oliveri stated [inaudible].

Whitney Singleton stated when do you need an answer?

Chairman Cosentino stated I appreciate you coming.

Mrs. Carpentieri stated thank you for...

Chairman Cosentino stated okay, Saturday 9 o'clock.

Whitney Singleton stated address it with the Chairman.

Mr. Reber stated how long will this take because the contractor is doing some you know, general grading for...

Chairman Cosentino stated you can't make him wait until the 26th because he's got to work, we have to give him answer one way or another.

Mr. Reber stated yeah.

Mr. Hertz stated you can't wait until the next Board meeting for a vote.

Mrs. Carpentieri stated oh dear, no.

Chairman Cosentino stated no.

Whitney Singleton stated you can't give them an answer without convening a meeting.

Mr. Bonforte stated well a site visit with a quorum would constitute a meeting with public notice.

Whitney Singleton stated no, you can't do that.

Chairman Cosentino stated no, it has to be totally honest.

Mr. Bonforte stated okay, I tried.

Mrs. Carpentieri stated you did, thanks.

Mr. Reber stated smaller spaces?

Jan Johannessen stated the Board can't approve any other size space, other than the minimum requirement of what you have. They can't approve a smaller space.

Mr. Hertz stated I mean we can approve signage that says only to be used for...

Jan Johannessen stated still going to have that macadam and the curb, you're going to have the visual difference.

Chairman Cosentino stated I don't know what to say, I know it has to be done at a public meeting, my hands are tied, you know there's nothing I can do there. You've still got the two.

Mr. Bonforte stated or we take a vote.

Mrs. Carpentieri stated if you do these two, I mean you can't put trees...

Mr. Reber stated they'll be more greenspace than there was before.

Mr. Bainlardi stated so John, you've clearly stated, I don't want to put words in your mouth, your clearly stated preference is to be able to try and approve all four parking spaces, that's your request.

Mrs. Carpentieri stated yes.

Mr. Bainlardi stated I request that we put this to a vote and we vote. They've stated clearly what their intention and their desire is. I think that we have all the information that we need, that's my opinion. I don't need a site walk to change, I'm for the four spaces.

Chairman Cosentino stated the problem is John, its fine to do that but if the vote goes down to four, now he nothing, he doesn't have two and he doesn't have four. That's not the situation I would want to be in.

Mr. Bainlardi stated I mean that's, but they've got to make that decision, if...

Mrs. Carpentieri stated so we're rolling the dice, whether so you're basically saying...

Mr. Bainlardi stated we're putting pressure on here.

Chairman Cosentino stated you do what you want to do, I wouldn't want to be in that position, you may lose four when you know you can get two.

Mr. Reber stated but we're entitled to a vote for four.

Mr. Bonforte stated they're yours, as we said, they are land banked...

Mr. Reber stated other than land banking, that's required.

Mr. Bonforte stated there's some undecidedness.

Mr. Reber stated I understand.

Chairman Cosentino stated you can go for the two and then come back again when your business has improved, you know, I mean...

Mr. Vigliotti stated they're entitled to that.

Mrs. Carpentieri stated I understand that, I appreciate that but who the heck wants to put...

Chairman Cosentino stated it's easy to do two more parking spaces than four more parking spaces.

Mrs. Carpentieri stated and disrupt my customers, and disrupt the road again and rip up everything again makes absolutely no sense.

Whitney Singleton stated Joe?

Mrs. Carpentieri stated it's the only driveway entrance...

Chairman Cosentino stated hold on one second.

Whitney Singleton stated let me clarify something, if your members feel as though they need see the site before they can affirm [inaudible], that's up to that particular Board member but there's nothing to preclude you from entertaining a vote for four spaces and if it doesn't pass, for two spaces.

Mrs. Carpentieri stated can we do that, can we do that today?

Mr. Hertz stated yes, absolutely.

Whitney Singleton stated make a motion to approve four spaces to be paved...

Chairman Cosentino stated right.

Whitney Singleton stated and if sufficient votes are there, they're there, if the sufficient votes are not there, so be it that will not preclude your Board from entertaining a subsequent vote for two spaces. But that has nothing to do with question of whether or not the Board members feel comfortable voting on without going to the site.

Chairman Cosentino stated some of the Board members want to see the site.

Mr. Bonforte stated I'm fine, like I said I'm fine, I've already said what I'll vote, I was just trying to help anybody else who wasn't, Enrique, any of my fellow members, that's all but I can vote tonight and I know what I'd like to do.

Mr. Bainlardi stated so then I'll make a motion.

Mr. Reber stated roll the dice.

Mr. Bonforte stated well now you get both options.

Mrs. Carpentieri stated well we get another shot, right.

Mr. Bonforte stated instead of one.

Mrs. Carpentieri stated we'll go with that.

Chairman Cosentino stated if the Board is against it, let me ask you one question Counsel, is there any way we can go on the site visit and vote on it someday, not to hold them up.

Whitney Singleton stated not on a site visit. You have to notice a meeting at Village Hall.

Chairman Cosentino stated that day?

Mr. Vigliotti stated this is a very important site and its worthy of a site visit to review everything we've talked about.

Overlapping conversation.

Mr. Hertz stated a quorum of yes voters, I will be out of Town this weekend.

Chairman Cosentino stated we may cancel your trip. I will be there, you will be there.

Mr. Mareschi stated Chairman, I will be at the site visit.

Chairman Cosentino stated John, you can't be there.

Mr. Bainlardi stated Little League opening day.

Mr. Bonforte stated that early, John? I'm sorry...

Mr. Reber stated I'm sorry for making life so difficult.

Mr. Bonforte stated we could come back...

Mr. Bainlardi stated what time are we meeting? Little League opening day is at 9:30.

Mr. Hertz stated but you have notice the meeting and then you have to have a meeting in order to vote. They need an answer in a timely fashion, no matter what it is.

Chairman Cosentino stated I mean it doesn't have to be Saturday, we could come Monday. Are you available Monday?

Mr. Bainlardi stated I can do it Saturday morning.

Chairman Cosentino stated you have 5, we can't vote Saturday.

Mr. Bainlardi stated can we vote Saturday or not?

Chairman Cosentino stated we cannot.

Mr. Hertz stated Whitney, is there enough time to notice that?

Whitney Singleton stated you don't have to have a site visit to vote. You don't have to have a site visit to convene a meeting.

Chairman Cosentino stated but if we're going to go there at 9 o'clock, John can't, John you have an appointment at what time?

Mr. Bainlardi stated I have to be here in the parking lot at 9:30.

Chairman Cosentino stated that's not going to work.

Whitney Singleton stated so meet at the site at 8:30.

Chairman Cosentino stated okay we have to meet at 8:30, so 8:30 Saturday and be prepared to give notice to come back here with a vote, we can't do any better than that.

Mr. Vigliotti stated can all six members?

Chairman Cosentino stated you don't need all six members, you need a quorum.

Mr. Vigliotti stated in all fairness, it could be the wrong five, or it could be the right five.

Chairman Cosentino stated how about Monday for the vote. It doesn't have to be Saturday, really...

Mr. Vigliotti stated Monday is fine.

Chairman Cosentino stated I mean if I had kid that had to go to Little League, I'd say the hell with you guys, that's more important, I don't want to rush it. How about making it for Monday.

Mr. Hertz stated I can be here Monday evening.

Chairman Cosentino stated okay, Monday evening, Mike.

Mr. Bonforte stated let me look at the date...

The Secretary stated it's the 18th.

Mr. Bonforte stated thank you, I'm fine Monday evening.

Mr. Mareschi stated I have to get back to you.

Mr. Vigliotti stated I can be here.

Mr. Bainlardi stated I can make it.

Chairman Cosentino stated can you make it?

Mr. Hertz stated I can but I just, are they getting the wrong five?

The Secretary stated what time on Monday?

Chairman Cosentino stated I don't know, are we going to have it on Monday?

Whitney Singleton stated well you can't, if you're going to have it on Monday you're going to have it in the small conference room or at an earlier time.

Chairman Cosentino stated that's right there's a Village Board meeting.

Whitney Singleton stated you can have it here, just have it at five or six.

Mr. Vigliotti stated okay.

Whitney Singleton stated whenever people can arrive, six, six thirty.

Mr. Reber stated there's room in my building, if you'd like.

Whitney Singleton stated the Village Board is going to convene at 6:30.

Mr. Vigliotti stated okay so we'll need to do it before...

Mr. Hertz stated we can meet in the conference room.

Whitney Singleton stated that's where they convene.

Mr. Hertz stated so can we meet here?

Chairman Cosentino stated okay, Tuesday's not going to make that much difference.

The Secretary stated no, Tuesday doesn't work, Tuesday night is Zoning Board.

Chairman Cosentino stated that's what I'm talking about, we can't do Tuesday.

Mr. Reber stated I am trying to do a good job.

Chairman Cosentino stated what's the pleasure of the Board here.

Mr. Vigliotti stated trying to find a date that we can, we know we can meet Saturday out on site...

Chairman Cosentino stated how about Monday at 4 o'clock.

Overlapping conversation.

Jan Johannessen stated vote right now.

Chairman Cosentino stated Monday at 4 o'clock.

Mr. Hertz stated there's no way I can leave work.

Mr. Reber stated does everyone have to meet at the same time.

The Secretary stated we need a quorum.

Mr. Bainlardi stated everyone can go the site any time they want. Today is Tuesday.

The Secretary stated today is Tuesday.

Mr. Bainlardi stated so all we need is a time to meet here to vote. Everybody can go to the site...

Mr. Vigliotti stated can we use the conference room in the Building Department, it has to be a public meeting?

The Secretary stated it has to be a public meeting.

Mr. Vigliotti stated public in the conference room downstairs...

The Secretary stated that's not my decision.

Mr. Bonforte stated no one's going to show up except us. Those are the rules but...

Whitney Singleton stated [inaudible] a vote.

The Secretary stated post it on the website.

Whitney Singleton stated for an approval.

Chairman Cosentino stated tomorrow?

Whitney Singleton stated if everyone can be here tomorrow night and we can do it.

The Secretary stated and what time tomorrow night?

Whitney Singleton stated but the Reber's are still on the clock.

Mr. Reber stated we're still on the clock?

Whitney Singleton stated I'm teasing you, for all the consultants.

Chairman Cosentino stated John, tomorrow?

Mr. Bonforte stated I'm available.

Mr. Vigliotti stated I'm okay.

Mr. Bonforte stated I am okay at any time this week.

Chairman Cosentino stated we can meet tomorrow night. You can't, I understand.

Mr. Hertz stated I got this and Monday night.

Chairman Cosentino stated you were against it anyway, we don't need you.

Overlapping conversation.

Mr. Bonforte stated I hope I don't change my mind.

Chairman Cosentino stated we've got five for tomorrow night.

The Secretary stated what time?

Whitney Singleton stated the applicant will be entitled to a full vote of the Board, so if they don't feel that, they could adjourn.

Mr. Vigliotti stated again, I think Doug, this is really is, we're here tonight, if you really feel that you need to go to the site, I've been to the site more times than I can tell you, I know what it looks like. I'm ready to vote tonight, I've shared my concerns, the Village at large, the street, for that intersection of Town...

Chairman Cosentino stated they don't want...

Mr. Vigliotti stated I understand.

Mr. Bainlardi stated does anybody here feel they have to go to the site?

Chairman Cosentino stated I would like to go to the site, I drive by it and I never really paid that much attention. How about you?

Mr. Mareschi stated I have to go to the site.

Chairman Cosentino stated and Mike wants to go to the site. So we all want to go to the site.

Mr. Bonforte stated I'm sorry, I'm not trying to be rude.

Overlapping conversation.

Mr. Bonforte stated I think it will really benefit you, if we go...

Mr. Vigliotti stated yeah, it's a very big store.

Mr. Reber stated I can understand.

Mr. Vigliotti stated lots of concerns, lots of concerns for you and for the Village, this is very difficult.

Mrs. Carpentieri stated every decision we've made so far has been difficult. Is that the wrong color grey? Is that the right color siding?

Mr. Vigliotti stated that's ARB.

Mrs. Carpentieri stated well its all about making look pretty, you know what I mean so yeah its ARB...

Overlapping conversation.

Mr. Bonforte stated Doug is the only one that absolutely can't make it. So we'll just go look and tomorrow meet here.

Mrs. Carpentieri stated okay.

Chairman Cosentino stated okay, Wednesday or Thursday?

Mr. Vigliotti stated in all honesty, Doug can't make it, Doug has concerns. We know where the rest of the Board is.

Chairman Cosentino stated I'd like to...

Mr. Vigliotti stated okay.

Chairman Cosentino stated you know, if he doesn't want to...

Mr. Bonforte stated I'm not 100% certain, Ralph. That's why I brought up the issue but I'm also agreeable to the rest of the Board.

Mr. Vigliotti stated I know that two parking spaces approved and two parking spaces that work, and I think you might, if you were to say we're good with that, you might get the votes and move this forward and be done with it. Get the backhoe in tomorrow and start making happen otherwise we have to do what we have to do to get everybody to understand the site...

Mr. Reber stated understand the site. You have to do what you have to do.

The Secretary stated and is it tomorrow or Thursday?

Chairman Cosentino stated no, we'll do it tonight if they'll accept the two.

The Secretary stated you're going to do it tonight?

Mrs. Carpentieri stated no, what did you just say? We're accepting the two?

Chairman Cosentino stated somebody has to make a motion.

Mr. Reber stated no, I didn't say that. We want four.

Mrs. Carpentieri stated we'd like to talk about...

Chairman Cosentino stated right, so we take the site visit.

Mrs. Carpentieri stated yes, let's figure out when you guys can...

The Secretary stated okay, when are you taking a site visit and when are you meeting?

Mr. Bainlardi stated does Thursday work for everyone?

The Secretary stated what time on Thursday then?

Mr. Bonforte stated going individually...

Mr. Hertz stated so really the question is when can we just meet for a vote?

Mr. Bonforte stated and that's when Doug can't make it.

Mr. Mareschi stated and Ralph...

Mr. Hertz stated call me irrelevant, because you'll have to call me irrelevant.

Chairman Cosentino stated Michelle, we'll have to call Doug.

The Secretary stated yes Chairman? We'll have to call Doug?

Chairman Cosentino stated when we're here.

Mr. Hertz stated I can call in for a vote, I'm not sure it will help anybody.

Whitney Singleton stated State laws.

Mr. Hertz stated State law doesn't allow...

Mr. Bainlardi stated he means to consider him irrelevant not actually call him.

Mrs. Carpentieri stated when do you come back?

Mr. Hertz stated I come back in the wee hours of Monday morning, like two a.m., so I can...

Whitney Singleton stated Doug, what time can you be available for a meeting, any day?

Chairman Cosentino stated Monday evening.

Mr. Hertz stated Monday...

Whitney Singleton stated are you not available tomorrow at all?

Mr. Hertz stated I am completely booked until I jump on the road. As it is, I can't fit in meetings that I have. The eagle will fly...

Whitney Singleton stated okay, so by process of elimination, Monday at six o'clock.

Mr. Vigliotti stated Monday at six o'clock.

Chairman Cosentino stated how about Monday at five o'clock.

Mr. Mareschi stated I'm not available Monday.

Mr. Hertz stated you're not available Monday. Can I make a suggestion here? Seeing as this is, you need four yes votes for four.

Whitney Singleton stated correct.

Mr. Hertz stated I would be hard pressed to vote yes, so whether I'm here or not, its not going to positive effect the situation. So why don't you vote with five...

Mr. Vigliotti stated you really, a site visit may change...

Mr. Bonforte stated I thought we already decided a site visit is what we want to do, we've decided, let's do that and just bear with us.

Mr. Hertz stated yes, can we do the vote, you cannot do Monday night?

Mr. Mareschi stated no, I cannot. Is it that dark now, out there?

Mr. Hertz stated there is no provision...

Mrs. Carpentieri stated not really, the driveway...

Overlapping conversation.

Chairman Cosentino stated there's too many people talking.

Mr. Hertz stated is there any provision under the law to have a vote cast when you're not present.

Whitney Singleton stated you cannot vote by proxy and you cannot vote electronically.

Mr. Hertz stated and you cannot give your vote in beforehand...

Whitney Singleton stated that's by proxy, you can't do it. You must be present.

Chairman Cosentino stated alright, look it, there's only one person here that's going to vote for four, two, two, two, two...

Mr. Bonforte stated if I'm pressed to vote tonight, I would vote four but that's only if we vote tonight.

Mr. Vigliotti stated Mr. Chair, you're thinking two.

Chairman Cosentino stated I'm thinking two right now...

Mr. Vigliotti stated how about three?

Mr. Hertz stated it doesn't help matters.

Chairman Cosentino stated doesn't help matters, three?

Mr. Reber stated three spaces? Is that where we're at?

Mr. Bainlardi stated just take the one spot that closest to the corner and land bank that one and do the other there, would you do that? Would you let them go with three and just let them land bank the one that's closest to the corner and have that ten by twenty foot piece at the corner? [Inaudible].

Mr. Bonforte stated that's a little different now...

Mr. Bainlardi stated does that work for you?

Mr. Bonforte stated that's not a land banked piece...

Mr. Vigliotti stated are we accomplishing the goal of maintaining a green strip.

Mr. Bainlardi stated I think we're accomplishing the goal of maintaining a green strip because even if they do the four because you've got a, you have what's already there on the corner plus a ten foot setback plus that other part of the corner, that's a pretty significant piece of buffer.

Mr. Vigliotti stated you have no idea what the State has in mind for that intersection, down the road.

Mr. Bainlardi stated nobody does.

Mr. Reber stated its already happened.

Chairman Cosentino stated I'm for three, you want to vote for three.

Mrs. Carpentieri stated we haven't discussed three. May I see this?

Mr. Vigliotti stated I'm going to make the motion. Sadly enough, I am going to make the motion that on this application that we pave two of the banked parking spaces and maintain two of the banked parking spaces for future use, whether that be next month, ten years or twenty years down the road.

Chairman Cosentino stated okay, we have a motion, do we have a second?

Mr. Bonforte stated I second that.

Chairman Cosentino stated second that. On the question, will the Secretary poll the Board?

UPON ROLL CALL VOTE:

Mr. Vigliotti	-	aye
Mr. Bonforte	-	aye
Mr. Bainlardi	-	nay
Mr. Mareschi	-	aye
Mr. Hertz	-	aye
Chairman Cosentino	-	aye

The motion carried by a vote of 5 to 1.

Mr. Reber stated so what did we vote on that?

Mrs. Carpentieri stated we have no idea what you...

Chairman Cosentino stated you got two.

Mrs. Carpentieri stated we got two.

Chairman Cosentino stated if you want to come back again for four in the future, come back for four, right now you have two.

Mrs. Carpentieri stated it wouldn't be four, it would be two.

Whitney Singleton stated do you still want to schedule a site visit?

Mrs. Carpentieri stated what's the purpose of that?

Mr. Hertz stated you have your two, so if you want to get the last two...

Mrs. Carpentieri stated then I have to wait for next time, it just doesn't make...

Mr. Reber stated just down the road...

Mr. Hertz stated we have to get, we have to be able to see it and get, it's the time is difficult, as you can tell...

Mrs. Carpentieri stated I know, yes.

Mr. Hertz stated we know it squeezes you as well...

Mrs. Carpentieri stated we didn't even know what happening. Alright, thank you, this is yours, thank you.

Mr. Hertz stated so the question is, do you want us to do a site visit to vote for the next two?

Mr. Bonforte stated on an accelerated manner.

Chairman Cosentino stated we wanted to clean it up tonight, we'll still do a site visit...

Mr. Bonforte stated we'll just figure out when we can all get together and do the vote.

Mr. Vigliotti stated it might be the next meeting.

Mr. Bonforte stated we have e-mails and everything, we know how to reach other. Michelle takes care of us.

Chairman Cosentino stated [inaudible].

Mr. Bonforte stated so we can do the four...

Mr. Reber stated we could still get the four, maybe.

Chairman Cosentino stated mark it, maybe, yeah, mark it.

Mr. Bonforte stated yes, absolutely.

Chairman Cosentino stated we needed to clean this up tonight.

Mr. Mareschi stated there's no pressure, we have two weeks.

Mrs. Carpentieri stated yeah [inaudible]...

Overlapping conversation.

Mrs. Carpentieri stated I'm not criticizing, you want to go home.

Mr. Reber stated its been a long night for everyone.

Chairman Cosentino stated no, I'd stay here until twelve o'clock if I have to, it doesn't make an difference to me.

Mr. Vigliotti stated we've been here until twelve o'clock.

Mr. Miley stated Mr. Reber, is it urgent that they start paving immediately?

Mr. Reber stated no, they're not paving, they're doing the excavation and the grading...

Mr. Miley stated they're currently in the process...?

Mr. Reber stated they started on it, the weather held them up today, they didn't do much today but they'll be back tomorrow but they want to know where we're going because they have stakes out already.

Mr. Miley stated I didn't know you were that far in the process, that's why I was asking.

Overlapping conversation.

Mr. Reber stated we just need to establish the grades, that's what this was all about.

Mrs. Carpentieri stated its rush, rush and everything hinders on this [inaudible].

Mr. Reber stated so we were approved for two spaces and we can come back...

Mr. Hertz stated the two spaces that are...

Mrs. Carpentieri stated in the property.

Mr. Reber stated one on each side.

Mr. Vigliotti stated inside.

Mr. Reber stated have them on the outside, now I have to put them on the inside. Thank you gentlemen.

Mrs. Carpentieri stated thank you.

Chairman Cosentino stated thank you John. Next are the minutes from the Beautification Committee, you know what I think the Beautification Committee does a real good job, they really do, and they have good turn out when they have their meetings and I want to compliment them on it also. If you could send a message to them from the Planning Board, we appreciate everything they do.

The Secretary stated I will find out who to get in touch with.

Mr. Vigliotti stated can we adjourn?

Chairman Cosentino stated do we have a motion to close.

Mr. Hertz stated yes.

Chairman Cosentino asked for all in favor. The motion carried by a vote of 6 to 0.

The meeting adjourned at 9:04 p.m.