

**Village of Greenwood Lake Planning Board
05/02/2024 7:30PM**

Bob Zimmer- Chairman -Present
Steve Honan, Esq- Attorney- Present
Jamison Zajac- Village Engineer - Present
John Tracy- Present
Jack Sirios- Present
Jennifer Lyons- Present
Mariano Choconi- Absent
Mark Palmieri- Present
Charles Pekarek (Alternate)- Present
Danielle Mulqueen- Planning & Secretary- Present
Chad Sellier- Village Trustee- Present

Returning Applications:

No returning applicants-

New Applications:

1- Cabin 12/ 1177 St Rt 17A

Bob Zimmer- Opens meeting, secretary takes roll call.

Explains that Benjamin's Steakhouse was not going to appear at the meeting due to needing to satisfy latest requirements from OC DOH.

Welcomes Cabin 12 applicants and ready application into record:

Application dated April 2nd. 2024, Applicant are 1177 Rt 17A LLC, address is 1177 St Rt 17A, Greenwood Lake, NY, plans prepared by Tom Depue PE in Middletown NY, owners' intentions is to utilize a 24x40' building known as Cabin 12 as an eating and drinking place. Change of use only no construction or re-development is requested, locations is 1177 St Rt 17A, tax map description 306-17-1, zoning district HC, current use of site marina & retail, proposed use of site is marina, eating & drinking place & retail, building size is 960 sq ft, site total is 7,743 sq ft, state and federal permits required- none, will development be staged- no, anticipated construction time-zero, current condition of site- operating marina with 3 buildings and parking area, anticipated increase in number of residents, shoppers employees, etc.- 2 new employees working at separate times, for non-residential buildings, include total floor area and total sales area, number of parking spaces to be provided, other proposed structures, signs, fences, garage, sheds, etc.- Marina office -150 sf (existing), cabin 12 (proposed use) – 960sqft, 720 sf customer area, 600 sf net. Application is signed by Mr. Krull and notarized, you are signed as the owner and managing partner of the LLC. Attached to this application is the reference from the Building Inspector to the Planning Board, a short EAF Part I filled out by the applicant, Part II

but that is for us to fill out, I will not read those in at this time, we will do that later when they come up. Also attached is a floor plan of the eating & drinking establishment and a map of where that building sits on the property.

Let's start with giving you a chance to explain what you have going on.

Ed Krull (Applicant-Managing partner for 1177 Rt 17A LLC/Cabin 12)- I have a supplement here from our Engineer, it talks about parking spaces, what the old flows were.

Bob Zimmer- You can submit that to the Building Department so that it becomes part of the official record. You can tell us now, what it says.

Ed Krull- It just talks about the size of the old building that was on that foundation, talks about what size the new building is, what the estimated old flows would have been with 11 motel rooms, what the new flows are.

Bob Zimmer- Do you have any old diagrams, maps or plans of the old building?

Ed Krull- There is a bunch of stuff in the Village file.

John Tracy- Here?

Ed Krull- Yeah

Jack Sirios- On the old piece of property?

Ed Krull- On the old buildings, yeah.

Jack Sirios- I looked in the file. I FOIL'd it last week and I looked to see what was in the file, so that we would kind of know and I didn't see any of that in the file. There wasn't that much in there as far as the old building.

Bob Zimmer- I was curious about it too, so I went and looked at the file this morning too and there is nothing about the old building in there. So that is why I was asking if you had anything.

Ed Krull- We do, I have a ton of pictures of the stuff that used to be in the file, I don't have them with me today, but I have them. All the documentation that, that was a Motel.

Bob Zimmer- Okay, good.

Jack Sirios- That would be prior to 2019 when you purchased the property?

Jenny Lyons- When was the building torn down.

Ed Krull- The main part of that was torn down I think in 2014. Then we tore the rest of it down. They were using it like a garage type thing. And then we tore the rest of it down.

Jenny Lyons- I am just curious because I don't ever remember it being there.

Bob Zimmer- Okay, let's get back to that this sheet from your engineer compares the flows from the old to the new. And you (Jamison village Engineer) can look that over.

Ed Krull- And that's really it.

Bob Zimmer- But that was a supplement, you haven't really told us about the plans for the property. Because I don't know how much anybody knows.

Ed Krull- Yeah, there is a building there that we want to use for food and drinks, most of it intended for to go on boats, that type of thing. Probably end up in percentages 75% was probably going to leave and go on boats. The intent is to utilize our liquor license there, and that's why I am here. Because ZBA felt that, that brought it to the next level and that it required Planning Board at that point.

John Tracy- That's backwards, isn't it?

Ed Krull- It's not my choice.

Bob Zimmer- So what do you have going on there now in total? Your application says you have the Marina business and three buildings, lead us through the uses in the buildings.

Ed Krull- In the front building there is just an office, that is the white building that is on the road.

Bob Zimmer- That used to be a house, right?

Ed Krull- Yeah, it was the office for the Motel and the residence of the people that owned it.

Bob Zimmer- Yeah.

Ed Krull- And we just use the office and the rest is storage. The garage is all storage, which is the two-story brown building that is further east.

Bob Zimmer- Do you know the square footage of the house in total?

Ed Krull- I don't.

Bob Zimmer- And how about that old garage, do you know the square footage of that?

Ed Krull- The garage is a two-car garage, so I am going to say it's probably 20' wide by 30' deep.

Bob Zimmer- In the file it is listed as having a second story apartment. Previously not in your latest thing, but on an old map.

Ed Krull- That was an empty apartment when we got it and we use it as an office.

Bob Zimmer- Okay, so you are not using that use anymore.

Ed Krull- Nobody lives on the property. We use that as our office not open to the public.

Bob Zimmer- The application says you do retail sales, what retail stuff are you selling?

Ed Krull- Just t-shirts, cups, you know that type of stuff.

John Tracy- Where is that going to be sold out of?

Ed Krull- In that same building. In the new building.

Bob Zimmer- I think the SEQR short form that you have attached says that you are also looking for a DOT permit for the second entrance?

Ed Krull- No.

Bob Zimmer- Can you tell us then, what the deal is?

Ed Krull- So when we went to file for the CO, Ed (Mateo) had asked us to file for a highway access permit. It is still the existing driveways; we are not planning on doing anything to them. But he wanted us to file because we were going to use a liquor license in that back building.

John Tracy- That back building that is Cabin 12, here?

Ed Krull- Yeah, the one that I think says concession on that plan. So, we filled out the SEQR and put that stuff on, we called the DOT on it.

Bob Zimmer- And have you heard back on that?

Ed Krull- We have been talking to Roger at DOT in Middletown and he said that in the absence of seeking a permit, he said we are probably just not going to answer it.

Bob Zimmer- Does that make sense to you Jamie?

Jamison Zajac- So, I would have to read through the fine print of when those are actually required, for something like this, I probably would not ask for it, if there is no construction being done in the right of way.

Bob Zimmer- So you will look into it a little more but on the surface it looks Okay.

Ed Krull- The other thing is, was it was under 100 cars an hour, so I said we have never had 100 cars in a day never mind an hour. So, he said it's under 100 an hour and not seeking any permits, we are not going to respond to it.

Bob Zimmer- One of the things that Jamie (Jamison Zajac) is probably going to ask you for, but I am going to beat him to the punch. Is to mark out where all of the utilities are on the plan. And part of that is the septic systems, I know you have submitted to the Village Building Department because I saw it in the file, how everything lays out for the new building. But I was wondering if you could also put on there where the septic systems are for the old residence and the garage, because that had an apartment above it before that should have had an old septic too.

Ed Krull- Yeah, I believe it was on there.

Bob Zimmer- The question would be if they used the same system that you are looking to use for the concession stand.

Ed Krull- It's not. It is different and I actually thought... actually this one doesn't have it on, but I will get you the one we turned into the Village, has where the septic for the front building is.

Bob Zimmer- As planners we like to see where those are, especially since almost all your lot around this building is used for parking, the question would be if you had a septic system built for a residential building back whenever it was done, that might not be load rated to park on top of it.

Ed Krull- So all those tanks are load rated and those tanks were changed in the mid 2000's, if you look in the file.

Jack Sirios- When?

Ed Krull- If you look in the file the permits are there, I know Mark Gray changed one and Dennis had changed...

Bob Zimmer- Yeah, we are going to need you to work on that.

Ed Krull- Yeah, it's all in the building file, I have seen it in there. That's for the old building, not for the building that we are planning on using. The building that we are planning on using that septic everything was just submitted all new plans and actually Jamie had reviewed it.

Bob Zimmer- But that was the existing one for the motel?

Ed Krull- Correct.

Bob Zimmer- So what you are saying is that there are three different septic systems here?

Ed Krull- Two septic. One serves the white house and the garage both have bathrooms. The other septic the one that was under review and all that was the septic from the hotel that is now just dedicated to Cabin 12.

Bob Zimmer- Okay.

Jack Sirios- So the septic system in front of Cabin 12 was accepted by Michael Stearns (previous building inspector) on April 10th. Correct?

Ed Krull- Yes

Jack Sirios- But within the file it's was never inspected, the installation.

Ed Krull- The installation was inspected by the Engineer, yes.

Jack Sirios- Yeah, but when you put it in it has to be inspected by the Building Inspector to know what is in the ground.

Ed Krull- There is a dispute over that. The Building Inspector was called and he inspected it.

Jack Sirios- Okay, so if your engineer inspected it then you need to produce a letter from him with a drawing and a stamped copy of the inspection. So that it can be put in the file.

Ed Krull- We did it. The certification is in there, the plan is in there. And Jamie actually reviewed it after it was submitted.

Jamison Zajac- So Jack, one of my comments was that they should submit that with this application so that it's part of this application.

Jack Sirios- Yeah, that is all going to have to be...

Overlapping conversation...

Jack Sirios- A stamped and sealed copy. Because that is going to be something that we need. When I was going through the file before I saw that it was installed, my question was it said remove one thousand and install three thousand, and then I looked at a drawing and it showed a new one thousand and a two thousand, utilizing the one thousand as a grease trap. Correct?

Ed Krull- That's not what happened. So, there was a tank there that was a four thousand that was from the old hotel. So, the four thousand out, two thousand and one thousand in.

Jack Sirios- Okay, well that is something that... because I thought that the numbers weren't matching up and I didn't know what was going on with it.

Ed Krull- The four thousand was for the 11 bathrooms in the Motel, for a single bathroom our engineer felt that a 2000 would be as big as it would go...

Jack Sirios- All that needs to be sent to Jamie.

Ed Krull- It was done.

Jamison Zajac- They do have a letter from their engineer certifying he witnessed the install.

John Tracy- And is that sufficient for the number of people expected to be here? I don't have any documents to go along with any of this.

Jamison Zajac- So what they did, when he was saying that they replaced parts of the existing septic, is their engineer provided almost like a back-end calculation for, this is the size of it this is how many seats it "could" theoretically service. Therefore, it is much better than what was there and more than good for what the use of the building is. Now that was during the whole concession stand thing so that's why one of my comments was provide that for the record and I will review it based on how many proposed seats are in here. Because I think that he looked at like 164 seats, it was way overdone just to show the capacity of the system is more than enough.

John Tracy- Do we have your report?

Overlapping conversation...

Bob Zimmer- We have your comments, we don't have your review of the septic system because that wasn't done as part of Planning Board review.

Jamison Zajac- Yeah okay we can email

John Tracy- So where is it?

Bob Zimmer- The septic system itself?

Jack Sirios- It is in front of Cabin12

Bob Zimmer- Ed (Krull) says that there is a drawing that does show it but we don't have it now.

John Tracy- Because if it's in this area here somebody is going to be driving over it.

Bob Zimmer- Yes, and that's what I was asking them, if it is loaded.

John Tracy- And can you get in over here with these parking spaces? If you are coming in here...

Jack Sirios- You can drive over it John.

John Tracy- No, so the parking spaces here...

Bob Zimmer- John is talking about the arrangement of the drawn parking spaces.

John Tracy- If you are coming in here. It's hard to do it without a scale and this scale is what 400 to 1?

Jack Sirios- You can't... that's a map not a survey.

John Tracy- Well it says that it is based on one.

Jack Sirios- It's not signed or dated, it's a map.

John Tracy- I understand but they didn't provide the original document.

Bob Zimmer- So, we haven't really gotten to parking yet, we will get there.

Ed Krull- The parking has been that way for years and years, we weren't planning on doing anything with the parking. We are going to leave it just like it was.

Jack Sirios- The parking?

Ed Krull- Yeah

Jack Sirios- Not much you can do with it.

Ed Krull- No, it has worked for all these years.

Jack Sirios- Well it has and it hasn't. You said there was a hotel there before, right? I know there is an open building permit right now in the file for dockage. Back in 2019, when you purchased the property, you requested a building permit to repair and replace in kind dockage, correct?

Ed Krull- Yes

Jack Sirios- Okay, at that point in time there were ten docks there.

Ed Krull- No there wasn't.

Jack Sirios- How many were there? Because all I could find was 10.

Ed Krull- There were tons and tons of docks there. And the docks...

Jack Sirios- Well if you have pictures or something that shows them. If you could produce it that would be great.

Ed Krull- We did all that through the DEC and actually that permit that came from the Village was incorrect, it should have never been issued.

Jack Sirios- If you have DEC permits for all of that...

Ed Krull- We had a DEC permit, we have a DEC certification, they came they....

Jack Sirios- And when did you get that permit?

Ed Krull- So, I am going to say '19 and we closed it out in '20.

Jack Sirios- Okay, and that was for 25 docks?

Ed Krull- For the docks... we have the whole drawing whatever it was.

Jack Sirios- Okay, whatever it was it was...

Ed Krull- We have the whole drawing; we did the bulkhead.

Overlapping conversation...

Bob Zimmer- If you could provide any information, you have the DEC permits that would be wonderful.

Ed Krull- What, how does that? I am just trying for my own knowledge... How does the DEC permit have anything to with the parking lot, or...

Jack Sirios- Well, the way it looks is one of the drawings showed 25 slips, another drawing showed 37 slips and now you got almost 50.

Robert McCoobery- That is the DEC responsibility...

Ed Krull- I don't think so.

Jack Sirios- Yeah, just by this drawing alone you do.

John Tracy- You have a lot...

Ed Krull- No, I don't think there was anything ever other than, that we had, other than what is there now. And that is what we proposed with the DEC and that's what...

Jack Sirios- If you had proposed 50 slips with the DEC, please produce it.

Ed Krull- Okay

Jack Sirios- And as long as the whole document you received from the DEC to build into the lake and everything else, like for the boat ramp, you did that during the draw down, right?

Ed Krull- All during the same project, correct.

Jack Sirios- And that sheet pile wall?

Ed Krull- Yes

Jack Sirios- You need to produce the engineering report for that sheet pile wall. In NYS in order to install sheet pile you have to have a licensed engineer certify the wall. I didn't make it up, it's the law. So, if you have all of that, which you probably do...

Ed Krull- We permitted everything through the DEC and we closed it out through the DEC.

Jack Sirios- So, the DEC permits for everything that was built in the lake off of your property.

Ed Krull- We didn't build anything into the lake.

Jack Sirios- By your own survey most of it is on the waterfront.

Ed Krull- Other than the ramp, they came and they laid out the wall with us. The DEC came down and they...

Jack Sirios- If they came down and laid everything out for you, great. All you need to do is submit that. Because all of that is predicated on the amount of parking spaces that you have. You've got 28 spaces, 50 slips, the seating for your eating and drinking place has 64 seats and 24 tables, so that's a lot. Nothing is ever going to be full but you've got a lot going on.

Ed Krull- So, you have to educate me here, what um, you are talking about the slips and parking spaces...

Bob Zimmer- Actually that is Jack's interpretation of what he sees there, you should really educate, tell us.

Ed Krull- I just have one quick question. Um, what regulation are you speaking about when you say that you need a certain amount of parking spaces for slips?

Jack Sirios- I didn't say you needed a certain amount of parking spots for slips, the point I was coming to was, there are 50 slips, 28 parking spaces, you have a boat ramp, you have kayak rentals, you are now going to engage in an eating and drinking establishment, that hopefully you do a great business with, so it's where you are going to put everybody.

Jenny Lyons- All of those cars.

Ed Krull- Oh, some of those slips are for people to come in boats, come and eat and drink stuff. Come in a boat and eat and drink, they are not going to park a car.

Bob Zimmer- How many slips for that?

Ed Krull- Probably a third of the slips are rented.

Bob Zimmer- Do you mark off the other ones? You know reserve them.

Jack Sirios- Yeah

Ed Krull- We haven't had a reason to.

Jack Sirios- Well, I think your reason would be your estimation of how many rentals you have, what the establishment might bring for customers, so that there would be some kind of an idea that we have to say they got more than enough or no that don't have enough.

Ed Krull- Enough what?

Jack Sirios- Parking spaces.

Ed Krull- Okay, 'cause I thought that the parking spaces went by square footage of the establishment.

Jack Sirios- It could go by the square footage of the establishment itself...

Bob Zimmer- There is two different things you are talking about the parking for the eating and drinking establishment and the parking for the marina.

Jack Sirios- Correct.

John Tracy- And parking for the rentals.

Bob Zimmer- Yes, parking for the rentals. Three different things. Parking for eating and drinking is pretty straight forward from the book, parking for the marina isn't defined so it's more common sense, so if you have 50 slips we have to come up with, like work with you what is your common sense of how many spots you think you need for 50 slips. You are saying that a good amount of those is for counting on people coming in boats and you would be willing to sign them off for...

Ed Krull- Like last year we were about two thirds full with renters, I guess I could go to the cameras and see how many spots...

Bob Zimmer- You don't have to go that far. If you wanted to sure, I just wanted a feel for how many spaces you think might...

Ed Krull- Like trailers and stuff like that we don't keep there, we own the lot up the street and if someone comes and launches, they park up the street in the other lot. And also, we have never had to because we have never filled the lot up if we did, people could park in the other lot.

Mark Palmieri- Even if they were doing the rentals here, couldn't they do some sort of blocked out spaces over by the rentals for that and then whatever the square footage, in general designate them so at least you know, if you are doing rentals most of the time you will have 4 or 5 people per rental so they are going to come in one car. So how many rentals are they at? Even if they have 20, 30 people?

Overlapping conversation...

Mark Palmieri- Right but even when we looked at Freedom Marina they have 275 slips and even on a good day 30 boats out of 275 slips are maybe out of that marina. Even if this is 50 slips filled how many boaters are actually out on the same day at the same time, you don't need a parking spot for every single boat slip.

Jack Sirios- No, absolutely not.

Mark Palmieri- They might need eight to ten tops.

Jennifer Lyons- I may have missed the answer to this question but how many parking spots for this size structure, how many square feet?

Mark Palmieri- it's to be determined.

Jamison Zajac- The eating and drinking, by my calculations it's 10.

Mark Palmieri- And there is 28?

Jamison Zajac- They say they have 28, to me some of these aren't legit spots and can't be considered spots. By my count there are 24 spots that are actually legit spots.

Mark Palmieri- Okay, so if you mark them off, you have (counts 1-10) and then you have essentially all of these for boaters.

Overlapping conversation...

Mark Palmieri- So even if you got rid of this one here and this first one here (right Jamie) to open up that exit?

Jamison Zajac- I am not even sure those can be here, because then what is your lane? You are coming here and then going that way?

Mark Palmieri- I don't know. If it was to scale we would be able to see how much space you have here but if you did get rid of those first few spots you are still opening up another two for the front here...

Overlapping conversation pointing out what could and what could not work as a parking spot...

Jamison Zajac- I could be off by a couple but in my mind, there is 24 maybe 25 legit spaces. 10 are designated for this new use. So, you have 14 now for the marina use, is that sufficient?

Ed Krull- That's what we came up with too. There are spots out in front of the garage but that's they are like half in the right of way half not, way off the road, but they are out there.

Mark Palmieri- So, these are not legal spots in the front here by the garage?

Ed Krull- The engineer didn't count them, but everybody on that road parks there.

Jamison Zajac- So, there would be two there or three more?

Ed Krull- Yeah

Jack Sirios- You can't give them that permission because it's not on their property.

Overlapping conversation...

Bob Zimmer- I think we should go to Jamie's comments.

John Tracy- Before that I have one quick question. I am looking at this and wondering, how do you back a trailer into here? Can you show me?

Ed Krull- What a boat trailer?

John Tracy- Yeah, because you've got a launch pad.

Ed Krull- So, you come in this driveway you pull around like this and you back down this way.

John Tracy- So, you are assuming no cars here and no cars here.

Ed Krull- So, listen this, I don't know why this looks like this, if you go over and take a look there is a huge hole here that you can drive through and you will see where the wheel stops are. I don't know if it's whether this drawing got shrunk or what it is, but when you come around this is a big sweeping turn, this, two trucks could pass each other going through there.

Bob Zimmer- Maybe with a better drawing we could see it better.

Jack Sirios- Could you have your architect actually produce to scale drawings?

Ed Krull- I don't have an architect.

Jack Sirios- An engineer? Because if we had something we could scale off of.

Ed Krull- Why don't you come over and take a look. You were over there, right?

Jack Sirios- I was over there, yes, like two weeks ago.

Ed Krull- So, come over and take a look.

Mark Palmieri- It's been working as a marina. Right? It's been working as a marina and paddle boards and kayaks for three or four years. So, for us to start questioning, they have already been approved on that, we don't have to start questioning if they can back a boat in and out.

Jack Sirios- I don't care if they can or not.

Mark Palmieri- So, then that's neither here nor there then. Let's stick to the topic of figuring out the Cabin 12 part of it. Let's figure out how many spots they need, what the septic load is, what they are going to do there, what kind of food are they going to produce, how much of the waste is going to be with producing food, the grease tags, all of that. There is a lot more going into the Cabin 12 than there is busting up their already, they have already been working for four years, I mean what are we doing?

Jamison Zajac- Just for the parking though, you just want to make sure that you are not lessening to a point where your parking demand now for the other use is infringed upon.

Mark Palmieri- Totally get it but as of right now with a concession stand the way it's laid; they have 10 spots for the square footage. So, let's break into what Cabin 12 is going to be and then we will decide if there is going to be enough spots and we can figure it out and go from there.

Because the rental kayaks and the boating they have plenty of spots, it's been working there has been so problems for four years. We don't need to go and measure how big that ramp is, it makes no sense right now.

Jack Sirios- The ramp doesn't really make a difference. It is the amount of slips.

Bob Zimmer- Yeah, let's move on and get to Jamie's comments.

Steve Honan- I just wanted to add something. This now is, this site is a marina for four years under this ownership and seems to be working fine but this application is not a change of use application, it is a mixed use application now and that is proper in this zone. But in order for this board to review a proper site plan it has to have a proper site plan. And the site plan has got to show all of the mixed uses working together and that the site works for them. And if it's not we got to tinker with it to make it work. I think we need a proper site plan showing how many slips are there for the boating, where the ramp is, how the access is going to continue in the future, also got a have a layout for the restaurant/eating and drinking establishment and the parking for that, you have to have the ADA parking for it, show where the paving is going to be, how you are going to handle the runoff of the water. We also need the bulk tables with respect to the multiple uses. You've got a retail use you got to show the bulk table to show that you are meeting all of the criteria, you need another bulk table for the marina showing you are hitting all of the criteria and you need a bulk table for the eating and drinking establishment making sure you are hitting all of the criteria.

Ed Krull- The eating and drinking establishment are one and the same. It's just that there would be retail items in the eating and drinking establishment. It's not a separate use.

Steve Honan- Understood, but I think we need a plan with all these things on it and you can always mark it not applicable. I think the board is going back and forth because they have nothing to review, that have to look at the entire plan and make sure that everything works, and you are going to have to have curbing put in there, got to show the entrances, the signs.

Ed Krull- What type of curbing are you talking about?

Steve Honan- Concrete curbing. Code requires concrete curbing, it requires paving of all the parking areas and side walks and you need landscaping for all the parking areas as well. We need a site plan. One sheet of paper that has not all of the uses on it doesn't really give the board anything to review.

Ed Krull- So, we have an accessory building that we are looking to use a liquor license in and the ZBA determined that, that was a change in use. So that's what's going on here. Tis isn't a mixed use property.

Steve Honan- Under the code it's a mixed use property. You have a marina and you have a restaurant. Sorry an eating and drinking establishment.

Ed Krull- It is the same concession stand that most of the marinas around here have had.

Steve Honan- You are highway commercial and it is a mixed use district and you have got mixed uses. You have a marina, eating and drinking and retail. I am going by the code, I look at the code and say this is clearly mixed use, there is two different distinct uses you have one use as a marina and bringing another in now with an eating and drinking establishment with retail.

Ed Krull- It's in concert with the marina it is for the boaters.

Jack Sirios- It's for the general public as well, correct?

Ed Krull- The general public is not locked out but it is for the boaters. If I was going to build a place for the general public, I would put it up on the road. I am not putting it on the road, I am putting it down in the marina.

Jack Sirios- But you expect to have the general public come there.

Ed Krull- I don't know if they will come or not.

Jack Sirios- But if they do it's, okay?

Ed Krull- We are not locking anyone out. It's not a club.

Jack Sirios- Okay, so the answer to that is yes.

Ed Krull- Yes, it is not a private club.

Steve Honan- A site plan that is what this board needs. At the end of the day if we approve something it is going to have to be enforceable so, the future building inspector is going to have to be able to come and say this is operating in accordance with what this board approved or it's not and he can file it. But if there is no clear plan it's not enforceable and we aren't doing our jobs as a Planning Board. So, we need a proper plan and there is no proper proposed site plan at this point, I don't even think we have a survey as to what is there today. We need the basics, we got to start with the basics.

Ed Krull- You have a survey.

Bob Zimmer- Well we only have what is in this application you gave in.

Jack Sirios- That is not a survey.

Ed Krull- We provided all of it. We provided a survey, we provided a...

Bob Zimmer- Not in this packet.

Ed Krull- Well we'll resubmit.

Jack Sirios- If you have all of this then please submit it.

Ed Krull- We can go right to the file and it has all been submitted.

Jack Sirios- You probably have it in your own file at home.

Ed Krull- I know we can hopefully go to this file and get it. It's all in there. And if you went in there yesterday then you probably saw it.

Jack Sirios- I was in there last week and I went through it but there was, I saw two drawings and they were both completely different from each other. They were different from this one as well. I think one of the reasons this one isn't signed or dated is because there is stuff on this drawing that doesn't even exist yet.

Ed Krull- What doesn't exist?

Jack Sirios- This concrete pad isn't there. Next to this building.

Ed Krull- Sure it is.

Jack Sirios- There is a whole bunch of junk piled up there.

Ed Krull- Yes, on the concrete pad. That has been there since the '20s.

Jack Sirios- Okay, then that was my mistake, I apologize.

Danielle Mulqueen- I just want to clarify something as the secretary. What you give as the application is what goes to them. They don't get the whole file.

Ed Krull- Got ya.

Jack Sirios- Everything that we are requesting will need to be produced at the next meeting. I believe it is this boards' intention to give you what you want and the faster you get us the information the faster you are going to get what you are looking for.

Ed Krull- Got ya.

Jack Sirios- So, the information that we are requesting, make sure you are taking notes about it so you don't forget anything, because the only thing that is going to do is slow you down.

Ed Krull- Yeah

Jack Sirios- And it is not the intention of this board to slow you down.

Ed Krull- Got ya.

Jack Sirios- It's just that we have a lot of questions and we are not dealing with the amount of information that we need to answer the questions so that we can give you what you want.

Ed Krull- Got ya.

Steve Honan- Jim Jones knows how to do a site plan he can put it together; I have worked with him before. He can do a proper site plan for us.

Jack Sirios- Alright, what else do you have (Jamison)?

Jamison Zajac- Steve took all the good ones. Exactly what Steve said with the site plan, we like to see an actual site plan, I always like to recommend it is signed and sealed before it is approved. Bulk table, you just showed for the marina use, you need it also for the eating and drinking establishment.

Bob Zimmer- Not to interrupt you but, the site plans should show the utilities for all of the buildings not just for this building.

Ed Krull- Everything goes to the garage.

Bob Zimmer- Just show us on the drawings.

John Tracy- And if there is drainage collection for example between the parking lot and the edge of the lake you should show that.

Ed Krull- So, let's just go back. You were saying the bulk table that we are only showing it for the marina use?

Jamison Zajac- So, they are slightly different.

Ed Krull- Okay.

Jamison Zajac- So you should show both.

Bob Zimmer- And Steve was asking for both.

Ed Krull- Okay.

Jamison Zajac- Similar table for the parking so, the existing spaces, the required spaces.

Ed Krull- Got it.

Jamison Zajac- Other little things like relabel concession stand to what it is actually going to be, all the utilities on site we like to see, submit all the septic design calcs, the approval letter and the stamped plans submit that for this application. I will read the engineer's letter for what is there, I'll look through it.

Ed Krull- The calculations you had on the original plan that you reviewed. But the seating is reduced to what actually fits comfortably in the room.

Jack Sirios- The seating inside?

Ed Krull- Correct.

Jack Sirios- You've got what, four stools and two tables, twelve seats.

Ed Krull- 18

Jack Sirios- 18 inside. I wasn't counting the hallway there. So, inside and outside you have a total of 64 seats.

Ed Krull- Well, outside everybody uses. Inside would be for the stand. Outside they have been using the entire time.

Bob Zimmer- If a boater comes they can sit with their own food.

Ed Krull- Sometimes there not even boaters, sometimes people just pull up and have their picnics there.

Mark Palmieri- So, what is the occupancy? Do we have one?

Ed Krull- I believe it was 22 the liquor authority said.

Jack Sirios- Could you produce that document as well?

Ed Krull- They said the Building inspector was going to look at it and the Health Department would set it. The Building Inspector came and looked at it, he didn't give us a number. And the Health Department hasn't set it yet.

Jack Sirios- Well, that is something you are going to have to get prior to a CO.

Ed Krull- Understood. The occupancy is going to be somewhere in the twenties.

Jack Sirios- Okay, and that includes that little space outside in front?

Ed Krull- I don't know if they include that or not.

Mark Palmieri- Just so you know if you are going to have drinking on that spot they are going to want to, the liquor authority is going to make sure your license shows that which means that the DOH will to, so make sure that they are getting that information.

Jack Sirios- Right, the DOH and the liquor authority are both going to have to give you an inspection and then give you a certificate that you got to hang on the wall for your food service and your alcohol.

Ed Krull- Yes

Jack Sirios- And then in order to get the CO the Building Inspector whomever it is going to be will have to go over and follow up on that.

Ed Krull- Got ya

Jamison Zajac- Back to parking. You are going to have to provide the size of these parking spaces, the ones that are allocated for this new use to be 9x18, they have to be...

Ed Krull- They are 10 x 20, all of them.

Jamison Zajac- So they are gravel, right now are they striped?

Ed Krull- No, they have bump stops in front of each spot.

Jamison Zajac- So, they would need to be striped which is difficult on gravel.

Ed Krull- If we have to do it then we will do it. Because we don't want to pave it because DEC is dead set against paving it. We had torrential downpours and everything and we didn't lose anything. We didn't lose any dirt any grass. Just that parking area absorbs everything on top and then everything down below gets caught in those flower gardens and the grass area just before the lake. It did a great job.

Jamison Zajac- But overtime with cars turning and moving on it shifts, so overtime the lines get blurred. There is a section in the code that requires paving?

Steve Honan- Yeah, non-residential parking areas and driveways, Section 120-34. Non residential parking areas and driveways shall be paved and then it gives all of the criteria for how it has to be paved. I don't see how you get around that. I mean you no one wants to pave their parking lots.

John Sorrentino- How do they get around it at the Rowing Club?

Jack Sirios- Where?

John Sorrentino- The Rowing Club.

Jack Sirios- I think that in a couple of places they got around the asphalt paving by putting down pavers but spaced them like they did over at Optimum. They didn't pave that whole lot in the back what they did was maybe pave two strips but between them they put down pavers and gravel so that it would absorb any rainfall and there wouldn't be any runoff. That's just another way of doing it.

Overlapping conversation...

Bob Zimmer- Hold on a second, just for the record that question was posed by John Sorrentino who is sitting in the audience.

Jamison Zajac- So that is the point of discussion, I don't know if there is leeway. I don't know we can talk about that.

Bob Zimmer- It is always open to get a variance that is an avenue you might want to pursue.

Steve Honan- The ZBA can give you relief from the code.

Ed Krull- So, I think that would probably be the first thing. We would have to decide on that. And if that is necessary, because that's a killer, 'cause I know the DEC, there is going to be a hundred foot loop in there, that they are not going to allow me to pave. And there is going to be a half moon going through the property of paving.

Bob Zimmer- But you understand the problem that Jamie is trying to bring up is...

Ed Krull- I understand that. And the ADA spot is outside of that one hundred. So we probably wouldn't have a problem doing that.

Jamison Zajac- Which one is that?

Ed Krull- The one closest to the, if you are looking at the plan, it is, you see the angled spots at the back? It is that first spot. You see where the manhole cover is? It's that first spot right there going towards the road.

Jamison Zajac- So you also need an access aisle.

Ed Krull- Actually those four could all be paved. Those four are outside the hundred.

Jamison Zajac- Four? I'm seeing three.

Ed Krull- One, two, three, four. Right, those four spots they could probably be two ADA spots.

Jamison Zajac- Where, you cross them off.

Overlapping conversation...

Jamison Zajac- You also need an accessible route into the building, so same thing.

Ed Krull- It's flush going into the building.

Jamison Zajac- From what? From gravel?

Ed Krull- Flush from the gravel.

Jamison Zajac- So the paving, the new pavement would have to...

Ed Krull- Could meet the porch on that one side.

Bob Zimmer- You gotta get the person out of the vehicle and rolling on it.

Jamison Zajac- So I usually ask for the engineer to certify that, the design engineer.

Ed Krull- Okay. Yeah, that part is doable, that part is outside of the hundred.

Jamison Zajac- You should show that hundred foot loop too.

Ed Krull- It's on the other plan.

Jamison Zajac- I thought so, alright. Does your engineer talk about water demand on here?

Ed Krull- He did and he talked about what the rated flow is.

Bob Zimmer- You are going to have to, we don't have any of that so. It's a mix up of who got what documents.

Jamison Zajac- Just provided it.

Ed Krull- I'll give you everything I got.

John Tracy- Why is it I feel like I missed three meetings?

Bob Zimmer- Well we don't have any of that.

John Tracy- That's my point.

Bob Zimmer- I think that Ed thought we had everything in the building file and that is just not the way it works.

Jamison Zajac- The hours of operations here. These next couple of questions are because I know the zoning district is not residential but you do have a residential use right next door. So, hours of operation, site lighting, existing fencing are all things we talk about. I see a fence on here, stockade fence, how tall is it? What shape is it in? Does it extend far enough?

Jack Sirios- That was just installed in April, wasn't it?

Ed Krull- No that was when Richie did the houses next door.

Overlapping conversation...

John Sorrentino- That is a commercial property next to us.

Overlapping Conversation...

Steve Honan- The site plan should show different zoning districts, that is what I was asking Jamie.

Jamison Zajac- Same zoning district but it is a residential use.

John Sorrentino- I thought it's commercial. More than a three family it's commercial. That's why he had to put a fence along the property.

Jack Sirios- But are you required to screen all the way to the water.

John Sorrentino- He was, he was required.

Jack Sirios- I'm talking about from the last house. From the last house you have probably 60-80 feet.

John Sorrentino- He was supposed to go all the way...

Bob Zimmer- This is John Sorrentino speaking again. You probably should be sitting up here with everybody else.

Ed Krull- He came to the ZBA to get a variance to build a multiple family and when he did it part of it was he was supposed to fence right to the water and it didn't happen.

Jack Sirios- Okay, well if he was supposed to, if you could get those meeting minutes or something from ZBA...

Bob Zimmer- I don't know Jack. That's enforcement.

Jack Sirios- Well, screening from your commercial property to a residential property is.

John Sorrentino- Commercial property.

Jack Sirios- Then I may not be certain on that. If he was supposed to do that then document it.

Ed Krull- The Cabin 12 operation everything is inside.

John Tracy- Except for the outside seating.

Ed Krull- The outside seating is for the whole marina. And has been there for years.

Bob Zimmer- I think John and Jack are referring to the overhang.

Ed Krull- So, under the overhang is questionable.

Bob Zimmer- That's why Mark was bringing up you should include it in the space so that it is in your permit, your...

Ed Krull- We will figure that part out, but like I said the last three years, the building has been up for two, but for the last actually four years that we have had the place that picnic area, the patio area that was always everybody from the marina just used it.

Overlapping conversation...

Ed Krull- The usually stop at dark. When the bugs come out people usually aren't out there.

Jack Sirios- We are just talking about under the overhang there is eight or nine tables there...

Overlapping conversation...

Jamison Zajac- Hours of operation. For Cabin 12 what are you proposing for hours of operation?

Ed Krull- So, Cabin 12 would probably be...

Bob Zimmer- Well, let's just start off with now. What are the hours of operation for the marina?

Ed Krull- The marina is a marina, so we are there between like 8 and 5, but the marina is open to the boaters 24/7. But again, usually when the bugs come out like 8-9 o'clock it stops and

then the fisherman are usually calling John at 6:30 in the morning to get the chain taken off so they can launch.

Bob Zimmer- And they launch, drop their trailer and then walk back?

Ed Krull- Yes

Jack Sirios- The hours of operation for your eating and drinking establishment is?

Ed Krull- So I am going to say probably 11-9.

John Sorrentino- I would say 11-11. If they are coming off the boats at dark in the summertime at 9:30.

Robert McCoobery- 11-midnight

Overlapping conversation

Jack Sirios- It's your operation you set the hours.

Ed Krull- You know, somewhere around that.

Jamison Zajac- Just note it on the plans.

Jack Sirios- Note that, so that when you get your CO that is on it. That you have seven days a week the hours you are open, the only other thing I would have to say something about is any noise that could affect your neighbors. You have to think about that, if they complain a lot you would probably end up with a problem. So like your AC unit in the rear whether or not someone is going to complain about that, something for you to think about. You may want to muffle that in some way.

Ed Krull- Everybody's AC units are back there.

Jack Sirios- I am just hypothetically bringing this up so that you understand and aware of it. I know that you guys are on the zoning board and one of the things that I saw on the bulk table is that from the back of the building to the fence is 4'8" to your property line and I didn't see the letter from Zoning you guys got that waived that distance. So, I know you probably got it, right?

Bob Zimmer- Variance for the construction of the Cabin 12 building?

Ed Krull- We didn't get a variance. They issued a building permit. It was on an existing foundation. We were replacing the building that was on there.

Jack Sirios- That is something you are going to have to ask ZBA for. It shouldn't be a problem.

Ed Krull- For a variance after the fact?

John Sorrentino- We don't need it.

Ed Krull- It was on an existing, there was a building reconstructed on an existing foundation.

Jack Sirios- It wasn't reconstructed for a bar or restaurant.

Ed Krull- The building is now getting a change of use to use a liquor license in the concession stand.

Jack Sirios- Real easy to get a permit for that.

Ed Krull- A permit for what? What are you talking about?

Bob Zimmer- Jack, let's ask Steve if that's necessary.

Steve Honan- I haven't seen it on any plans yet so, there should be a site plan showing where the structure is now, what the distance is to all of the setbacks, what the use is next door and that will determine it. If the structure was built without a variance, it still may need the variance.

Bob Zimmer- Well Ed is saying that one wasn't necessary because there was a pre-existing building on the same foundation.

Steve Honan- I don't know. That is a huge determination that is made by something in writing, but not by that someone just didn't look at it. That doesn't get the owner of the property off the hook. When a man deals with the government he has to turn square corners. If one Building Inspector misses it, he leaves the job and another one comes in and says, hey your too close you got to get a variance. You don't get freedom from the code because of that. Generally, I just don't know. Unless we have a decent site plan...

Bob Zimmer- Do you have something that shows the pre-existing foundation in that location?

Ed Krull- Yeah, the original drawings.

Bob Zimmer- Let's put that in the file.

Ed Krull- Yeah, the original drawings, that whole concrete slab was the original foundation. And originally the building was going to be all the way forward, closest to the lake. The foundation was a 100' long, the building is 40'. So, originally the building was going to be as close to the lake as possible, the Building Inspector...

John Tracy- I'm getting confused. I don't have a good drawing to work with.

Overlapping conversation...

Ed Krull- We are not scrutinizing the building of the building.

John Tracy- I'm sorry we are talking about stuff I can't figure out what it is...

Ed Krull- I got ya, we are having a discussion right now, sorry to bother you.

John Tracy- Yes, you are bothering me, because I don't know what you are talking about Ed.

Ed Krull- Let me explain.

John Tracy- I would certainly appreciate that.

Ed Krull- The building was going to be closest to the lake and the Building Inspector asked that we move it 40'.

Bob Zimmer- Hold on, the pad that he is talking about isn't really shown as a pad on the drawing we have. Does the pad follow the shape of the overhang? Does the overhang follow the shape of the pad?

Ed Krull- Correct.

Bob Zimmer- This is the original hotel here and the concession stand is only on a portion of it. Although this portion here now has the overhang on it. But anyway, the pad is bigger than the building so they could move the building around and still be within the old foundation of the motel.

Ed Krull- So, the old motel was kind of shaped like a Chevy symbol and it was little bit wider in the middle and a little bit thinner on the two ends. And this is in the middle of that Chevy symbol.

Overlapping conversation concerning AC units on the property including the neighbors.

Bob Zimmer- opens public comment, if you could state your name.

Robert McCoobery- The permit was issued for this property and nothing has changed, on the permit it said no zoning and no planning. And as soon as we were going to open we are going backwards here to get all of these approvals.

Bob Zimmer- You don't have anything to add as far as the building location on the pad?

Robert McCoobery- You asked for public input, correct?

Bob Zimmer- I thought you wanted to talk about...

Robert McCoobery- It was asked why the building was that close. We went to the Building Department put in our application, we were going to put it on the existing pad, everything was approved, they didn't ask for us to go get a variance, they didn't say we had to go to planning. We put it on the existing foundation and now issues are coming up after the building was built. I just don't see how that's, you know...

Bob Zimmer- Okay, thank you, that's what we understood from talking to Ed.

John Tracy- For the record this is public input but I don't know who this gentleman is.

Robert McCoobery- Robert McCoobery of 1177, I am one of the owners of the property.

John Tracy- Okay

Bob Zimmer- Thank you. You are saying the same thing that Ed was in a different way.

Overlapping conversation...

Jamison Zajac- The last thing I had was site lighting.

Ed Krull- There is pole lighting and they light it pretty well. They go straight down at like a dusk setting like very low and then they have motions on them where they go brighter and they work great.

Jamison Zajac- Generally, like we said facing down is preferable and then we like to see it on a plan because then it shows us where does it illuminate, does it illuminate parking spots at night.

Ed Krull- Got ya. We haven't had any issues with stray lighting.

Bob Zimmer- Excellent.
Did we get through your list Jamie?

Jamison Zajac- Yeah, we talked about the public hearing that we thought we might have had and I don't think we are ready for GML or SEQR.

Steve Honan- Yeah, I think we need a revised site plan packet and then next meeting we will review it and if it's sufficient give us the o.k. And we will do the GML circulation and we will make a recommendation what we are going to do for SEQR. Sounds almost like an action to me at this point but I don't know. Let's get a real plan and then...

Jack Sirios- So, what we are looking at is we need to see a complete copy of the site plan so we can review it and accept it. And we need to see a change of use permit, the change of use would be for the dining and drinking establishment.

Steve Honan- I don't think it is a change of use, I think it really is a mixed use. It is essentially a mixed use application.

Jack Sirios- Well, this application is for a change of use. That is what it says on it.

Steve Honan- That's what it says, but in actuality we are looking for a site plan for a mixed use.

Ed Krull- ZBA sent me here for a mixed use, sorry not a mixed use for a change of use.

Steve Honan- Well, we the Planning Board have to get a site plan for all the uses that the property is being put to. Whatever they said, that's what we have to do. You are bringing a new use on to it, technically I don't think it is a change of use because there was no CO for that building. Unless, I'm wrong was there a C of O?

Ed Krull- There was a certificate of compliance.

Steve Honan- That means it was built properly but it's not being occupied or used for anything. It was issued for storage.

Ed Krull- No, it was never issued for storage, there was never an ask for storage. It was not for storage.

Jack Sirios- Wait a minute, you have it listed on your tax plan as a garage.

Ed Krull- I do not have it on there as a garage.

Jack Sirios- Yes you do, you want me to show you.

Ed Krull- It was never proposed as a garage.

Jamison Zajac- I think the building permit calls it storage, right?

Ed Krull- No, the permit did not.

Jack Sirios- Here it is right here. Your selection, block and lot number, you have that building 24x40 listed as one garage.

Ed Krull- I did not list it as a garage.

Jack Sirios- And you have the office listed as an apartment. And that is what you are paying taxes on.

Ed Krull- We did not list it as that. I don't know where you got that or when it's from but that is not from when we own it.

Jack Sirios- 04/19/2024

Ed Krull- I don't know, when is this from?

Jack Sirios- It's Orange County

Ed Krull- I don't know, I'll have to ask them. The assessor was there a bunch of times, the building department sent the assessor there three or four times in the last few years. We don't decide what the tax assessor calls it.

Jack Sirios- Of course you do, you tell them.

Ed Krull- Jack, I am not going to argue with you about it.

Jack Sirios- Okay, I'll drop it, but that's a tax issue too.

Ed Krull- It's always been a commercial building. It has been a commercial building since the '20s.

Bob Zimmer- Let's not... because I think we are almost done. You were just listing things that you wanted to see in addition to...

Jack Sirios- So it's not a change of use it's a special use.

Bob Zimmer- My understanding of what Steve is saying it's basically just a general site plan review.

Steve Honan- For mixed use. Is there something for outdoor dining that it would bring it to a special use?

Bob Zimmer- We have an outdoor dining special use permit but if he wants to keep the dining only to the interior and not include the overhang that is a gray area.

Ed Krull- There is no waiter/waitress service, there is none of that so there's essentially no dining.

Jack Sirios- So you are not going to serve food at all?

Ed Krull- There is going to be food.

Overlapping conversation...

Ed Krull- Without service it's not dining.

Mark Plamieri- As long as there is no bartender or server taking it out to them, you can throw picnic tables out there and...

Jack Sirios- I don't care, they can take it out there or whatever, I'm just saying if you are asking for an eating drinking establishment part of eating means food.

Ed Krull- That's why we are here.

Jack Sirios- So if it's strictly inside, that's fine, I just want to make it clear.

Bob Zimmer- Well, Mark is saying that you are allowed if they serve it to you in a package...

Overlapping conversation about "to go" food.

Bob Zimmer- And that action doesn't constitute as a special use permit for outdoor dining.

Steve Honan- Have a note on the plan that there is not outdoor table service.

Ed Krull- Just to be clear, this is Cumberland Farms with a liquor license for boats. You don't go there and get a steak, you get pre-packaged sandwiches, you get ice...

Bob Zimmer- All you need to do is on the site plan there is a list of notes, one of those notes has to say that there is not going to be any table service outdoors. You need a note on the site plan that says that.

Ed Krull- On the site plan you want it?

Bob Zimmer- Yeah, there is a list of notes.

Steve Honan- There is going to be a whole list notes. The site plan is going to be probably a dozen sheets.

Bob Zimmer- Maybe half that.

Jack Sirios- Yeah, but it won't be one page, you are going to have to list everything that we have discussed and supply everything that we have asked for. Which I don't think there is much because you have most of it, right?

Ed Krull- Most of the paperwork, yeah.

Robert McCoobery- Are we going to get a list from you guys of exactly what you want so we don't miss things?

Jack Sirios- You didn't take any notes? You didn't record anything?

Robert McCoobery- No, I did not. I figured you guys want things, I figured we'd get a list from you guys exactly what you want.

Ed Krull- I'm sure we can get it from the minutes.

Steve Honan- An engineer can tell you exactly what you need on a site plan.

Ed Krull- The paving, that's what most concerns me. Getting the ADA spots done and zero clearance coming into the building is that going to suffice, or isn't it? Because if it's not going to then we need to go for a variance before we do anything.

Steve Honan- The code says it's got to be paved. You don't have any discretion on that, it's got to be paved. If you can get a variance, fine get a variance.

John Tracy- One question I would have, if it's paved then anything that is a run off from vehicles goes into the lake.

Bob Zimmer- Which is why, they are not going to pave it, that's not going to happen.

Overlapping conversation...

Ed Krull- So that is going to be a variance?

Bob Zimmer- Steve says there is no way the Planning Board can get around it.

Steve Honan- It's in the code.

Ed Krull- Okay and my next question is, the building is up and it has a Certificate of Compliance are you looking for a side yard variance for it?

Bob Zimmer- I don't want to answer that question until I see... the original footprint and the permit that says... Give us those three things and the chances are no.

Ed Krull- Okay, so right now I am going to plan on doing a variance for the paving and we will plan on that ADA area being paved.

Bob Zimmer- I don't think there is anyway around it.

Ed Krull- It's doable it's outside that hundred feet so we can get that in there.

Danielle Mulqueen- Can I just ask on record that you submit whatever you want to the Building Department now, this way it is on record what you are giving me and I will make sure that it is with the application.

Ed Krull- Sure.

Bob Zimmer- That is the way we work; everything goes through the Building Department. That way they have all of the documents.

Steve Honan- If in the future you could submit in paper and pdf that would be great too.

Bob Zimmer- With pdfs we can circulate it a lot faster.

Danielle Mulqueen- Did you want to give me something tonight? Yes, I would rather take it tonight on record this way we know what it is. So it's two sheets from an engineer?

Ed Krull- It's one sheet and a sheet of the code.

Danielle Mulqueen- Okay, thank you.

Jack Sirios- So we owe you a list of requirements that we will get to you as soon as possible so that you can do a punch list get everything in order. Now if you get everything in order it would be up to the chairman whether or not we can have another meeting this month.

Ed Krull- I think the variance is going to have to be done before anything else because if the variance weren't to pass we would be stuck between a rock and a hard place.

Jack Sirios- There is no reason the variance wouldn't pass.

Ed Krull- Look I was supposed to be rich and thin and look what happened.

Jack Sirios- Yeah, you got screwed. Yeah but still...

Bob Zimmer- Jack he is telling you that he doesn't think he is going to need a special meeting, that's fine.

Jack Sirios- Trying to help you out.

Ed Krull- I appreciate it but I think that the most conservative thing to do is to make sure if we would be allowed to do it first. We'll see.

Bob Zimmer- I have to predicate that any list that we would make would be based on the information we have right now. Once you submit other information it could identify other items.

Ed Krull- Got ya.

Bob Zimmer- And that's it.

Ed Krull- Alrighty.

Bob Zimmer- We do have to approve minutes from the last two meetings.

Jack Sirios- Makes a motion to approve minutes from the last two meetings.

Mark Palmieri- Seconds

Bob Zimmer- All Aye?

All- Aye

Jack Sirios- Makes a motion to close meeting.

John Tracy- Seconds.

Bob Zimmer- All Aye?

All- aye

Meeting adjourned at 8:34 PM

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