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VILLAGE OF GREENPORT

COUNTY OF SUFFOLK STATE OF NEW YORK

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PLANNING BOARD

WORK SESSION AND REGULAR MEETING

-----x

Third Street Firehouse  
Greenport, New York

July 30, 2020  
4:00 p.m.

B E F O R E:

WALTER FOOTE - CHAIRMAN

JOHN COTUNGO - MEMBER

REED KYRK - MEMBER

LILY DOUGHERTY-JOHNSON - MEMBER

PATRICIA HAMMES - MEMBER

PAUL PALLAS - VILLAGE ADMINISTRATOR

ROBERT CONNOLLY - PLANNING BOARD ATTORNEY

AMANDA AURICHIO - CLERK TO THE BOARD

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Planning Board July 30, 2020  
(The meeting was called to order  
at 4:00 p.m.)

CHAIRMAN FOOTE: Good afternoon,  
it is July 30, 2020, 4:00 p.m.

This is the Village Greenport  
Planning Board Work Session and Regular  
Meeting at the fire station in Greenport.

Item Number 1: Motion to accept  
and approve the minutes of the June 4, 2020  
Planning Board meeting.

Do I have a second on this motion?

MR. COTUGNO: Second.

CHAIRMAN FOOTE: All those in  
favor?

(Chorus of ayes.)

The motion is accepted.

Item Number 2: Motion to accept  
and approve the minutes of the June 25, 2020  
Planning Board meeting.

Do I have a second?

MS. HAMMES: Second.

CHAIRMAN FOOTE: All those in  
favor?

(Chorus of ayes.)

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Motion carries.

Item Number 3: Motion to schedule the Planning Board Work Session and Regular Meeting, joint meeting for 4:00 p.m. on August 27, 2020.

The initial agenda says August 6. We're gonna schedule this joint session August 27.

Do I have a second for this motion?

MR. KYRK: Second.

CHAIRMAN FOOTE: All those in favor?

(Chorus of ayes.)

Motion carries.

Item Number 4: 214 Front Street this is a motion to accept the findings and determinations for 214 Front Street, LLC.

This property is located in the Commercial Retail District and is not located in the Historic District.

This is Suffolk County Tax Map 1004-4-9-21.

I take it all the Board members

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Planning Board July 30, 2020  
have received a draft of the findings and  
determinations and with that, do I have a  
second to accept this motion?

MR. COTUGNO: Second.

CHAIRMAN FOOTE: All those in  
favor?

(Chorus of ayes.)

Motion is accepted.

Item Number 5: 111 Main Street.

This is a motion to accept the findings  
and determinations for PWIB Claudio  
Real Estate, LLC.

This property is located in the  
Waterfront Commercial District. This  
property is also located in the  
Historic District.

It's Suffolk County Tax map  
1001-5-4-25, 38.1 and 39.

Again, I take it that all members  
have received the draft findings and  
determinations that were circulated  
previously.

Do I have a second for this  
motion?

1 Planning Board July 30, 2020

2 MS. DOUGHERTY-JOHNSON: Second.

3 CHAIRMAN FOOTE: All those in  
4 favor?

5 (Chorus of ayes.)

6 Item Number 6 on the original  
7 agenda is being postponed to the next  
8 session.

9 Item Number 7: 300 Main Street.

10 This is a pre-submission conference and  
11 possible motion to schedule a public hearing  
12 for August 27 regarding the Site Plan Review  
13 Application for Sterling Square LLC. Care  
14 of Brent Pelton. Represented by Robert  
15 Brown.

16 The applicant proposes interior  
17 and exterior renovations.

18 This property is located in the  
19 Commercial Retail District and is located in  
20 the Historic District.

21 Suffolk County Tax Map 1004 -- I'm  
22 sorry. 1001-4-7-29.1.

23 Would the applicant like to speak  
24 at this time?

25 MR. BROWN: Thank you. Good to

1 Planning Board July 30, 2020

2 see you all in person.

3 CHAIRMAN FOOTE: Announce  
4 yourself.

5 MR. BROWN: Robert Brown,  
6 architect for the applicant, Sterling  
7 Square.

8 This is an amalgam of some small  
9 projects around the project that's already  
10 been discussed and approved.

11 One item is removing the bilco  
12 doors on the south side of the property on  
13 Bay Avenue and replacing it with an exterior  
14 stair down to the door.

15 The bilco door itself is in bad  
16 shape. The stair is dangerous at best. And  
17 the owner is looking for a way to clean up  
18 the look of it by creating an exterior stair  
19 with a handrail and a fence, the same as the  
20 fence that's already established on the  
21 property on the north side that separates  
22 the service ally driveway from the  
23 courtyard.

24 I should say that we  
25 simultaneously made an application to the

1                   Planning Board July 30, 2020  
2           Historic Board for all these things, and we  
3           are waiting for our opportunity to discuss  
4           that with them.

5                   CHAIRMAN FOOTE: Do you know when  
6           that's been scheduled?

7                   MR. BROWN: I don't.

8                   MR. PALLAS: The next HPC meeting  
9           is a week -- the 20th, a week before your  
10          next meeting.

11                  CHAIRMAN FOOTE: It's on that  
12          docket?

13                  MR. PALLAS: I haven't reviewed  
14          the application, but I'm assuming that it  
15          would need --

16                  You know, we have time to correct  
17          it if there is anything missing. I do  
18          believe everything is there in the  
19          application.

20                  MR. BROWN: I believe the only  
21          thing we don't have at this point is a  
22          fabric sample for the proposed new awning.

23                  MR. PALLAS: Assuming you have  
24          that by that meeting, the HPC will have  
25          everything they need.

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2 I do not believe they will  
3 schedule a hearing. I can't speak for them,  
4 but I don't believe they will schedule a  
5 hearing. I believe they will hear it and  
6 whether they take action on the 20th is  
7 entirely up to them.

8 CHAIRMAN FOOTE: So they can take  
9 action without scheduling a hearing?

10 MR. PALLAS: Only certain -- only  
11 a certain level of project requires a  
12 hearing in our code for Historic  
13 Preservation. I don't believe this meets  
14 that criteria, ultimately that's up to that  
15 Board, but I have not seen them schedule a  
16 hearing for projects of this size.

17 CHAIRMAN FOOTE: So what are the  
18 major renovations being proposed in this  
19 application? Is it just the bilco door  
20 and --

21 MR. BROWN: Well, it's the bilco  
22 door. It is replacing glass on the  
23 storefront.

24 CHAIRMAN FOOTE: Transom glass.

25 MR. BROWN: The small transom



1 Planning Board July 30, 2020

2 glass pieces on top, several are broken.

3 MR. COTUGNO: But it's gonna be  
4 exactly the same --

5 MR. BROWN: Yes, a replacement.

6 And one thing that has been going  
7 back and forth, on the north side of the  
8 portion of the property in question --

9 CHAIRMAN FOOTE: Facing which  
10 street, Main Street?

11 MR. BROWN: No, facing the  
12 courtyard, I'm talking about now.

13 CHAIRMAN FOOTE: Okay.

14 MR. BROWN: The old Doofpot, we  
15 had proposed a glass door, folding glass  
16 wall -- it changed a number of times -- to  
17 replace the window. The owners have decided  
18 that, in fact, we're going to just replace  
19 the window, the sash, leave the existing  
20 frame, replace the sash which is in bad  
21 shape.

22 CHAIRMAN FOOTE: I see.

23 MS. HAMMES: Originally, they were  
24 gonna put a door over there similar to the  
25 door where the boutique is now, right?

1 Planning Board July 30, 2020

2 MR. BROWN: Yes.

3 MS. HAMMES: And that had been  
4 approved by Historic in the last round?

5 MR. BROWN: That had been approved  
6 by Historic, but on further consideration,  
7 they decided to --

8 MS. HAMMES: Just leave the  
9 entrance where it is?

10 MR. BROWN: To just provide the  
11 one entrance on Main Street, rather than  
12 having two separate entrances and so  
13 we're --

14 MS. HAMMES: And it's still gonna  
15 be used as a reception area?

16 MR. BROWN: Yes, it will be the  
17 same use as it was, no change in that.

18 It's just a question of the access  
19 point, where we had two access points, one  
20 on Main Street and one on the north side  
21 from the courtyard, it is now just going to  
22 be Main Street.

23 And that's essentially it.

24 MR. COTUGNO: I see you want to  
25 take out the step in the front and make it a

1 Planning Board July 30, 2020

2 ramp.

3 MR. BROWN: Yes.

4 Actually, I believe that was on  
5 the original application.

6 MR. COTUGNO: Really?

7 MR. BROWN: I thought it was.

8 MR. COTUGNO: I didn't notice it  
9 if it was.

10 MR. BROWN: In any case, yeah,  
11 we're --

12 CHAIRMAN FOOTE: I thought the  
13 ramp was in the courtyard originally.

14 MR. COTUGNO: Yeah. There was a  
15 handicap ramp in the courtyard. This was  
16 gonna --

17 MR. BROWN: I knew there was a  
18 ramp, I apologize.

19 MR. COTUGNO: But this wasn't it  
20 because, to be honest --

21 MR. BROWN: -- for a while.

22 MR. COTUGNO: -- I would rather  
23 you leave it the way it is because to have a  
24 ramp right up to the door is unsafe.

25 The code requires a five-foot

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2 level section before a door --

3 MR. BROWN: Well --

4 MR. COTUGNO: So this is gonna  
5 ramp right up to the door.

6 I would prefer to leave it the way  
7 it is to and have your handicap ramp like  
8 you had it. I don't see --

9 MR. BROWN: Well, that ramp has  
10 been eliminated because that's no longer a  
11 door.

12 MR. COTUGNO: So now you don't  
13 have --

14 MR. BROWN: But the door is  
15 swinging in which is permissible, it's the  
16 way it is existing and it is permissible  
17 because it's an existing building and  
18 because of the number of occupants --  
19 maximum number of occupants per code.

20 MR. COTUGNO: I think it's unsafe  
21 to be standing on a ramp and trying to open  
22 up a door. That's why the code says it has  
23 to have a five-foot flat section on either  
24 side of the door; it doesn't matter which  
25 way it swings. So I would prefer to leave

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2 it the way it is, and you won't have to deal  
3 with non-handicap access.

4 MR. BROWN: Which is  
5 permissible --

6 MR. COTUGNO: But this isn't  
7 handicap access anyway.

8 MR. BROWN: Yeah, which is  
9 permissible given the code which states for  
10 an existing building, accessibility is where  
11 reasonable -- where it's reasonable to  
12 provide and because of the proximity of the  
13 existing door to the sidewalk, that becomes  
14 an issue obviously.

15 CHAIRMAN FOOTE: Who makes that  
16 determination; is that a Building Department  
17 determination?

18 MR. COTUGNO: You're supposed to  
19 go to the State.

20 MS. DOUGHERTY-JOHNSON: It's  
21 currently being used as the lobby, right, as  
22 it is now?

23 MR. BROWN: It's currently being  
24 renovated.

25 MS. DOUGHERTY-JOHNSON: Okay.

1 Planning Board July 30, 2020

2 MR. COTUGNO: It is feasible  
3 because you had it before. The owner just  
4 decided to leave it as a window, but it is  
5 feasible to have handicap access --

6 MR. BROWN: Well, the change --

7 MR. COTUGNO: -- not to do it.

8 MR. BROWN: The change from the  
9 glass wall and ramp is financially not  
10 feasible at this time.

11 MR. COTUGNO: And I notice on your  
12 sump pump, it says, ejector -- I'm sorry, on  
13 the drain for the exterior stair it says,  
14 "ejector pump to grade.:

15 Does that mean you're gonna spill  
16 the water out the sidewalk?

17 MR. BROWN: That's where all the  
18 water goes right now.

19 MR. COTUGNO: Well, there's a  
20 bilco door there now, so it doesn't have --

21 MR. BROWN: So it runs off to  
22 grade from the bilco door.

23 MR. COTUGNO: I would never permit  
24 that.

25 They had trouble with American

1 Planning Board July 30, 2020

2 Beech pumping water on the street when they  
3 do other things, that's the last thing you  
4 want is another pump. A pump is different  
5 than just water spilling off a bilco door, a  
6 pump is concentrated water.

7 MR. BROWN: I would argue that  
8 it's the same volume of water, and is de  
9 minimis compared to the amount that's coming  
10 off the roofs. There are drywells on the  
11 property as existing.

12 CHAIRMAN FOOTE: Are you saying  
13 that the elimination of bilco door is gonna  
14 create more of a water runoff issue?

15 MR. COTUGNO: (Unintelligible.)

16 CHAIRMAN FOOTE: Are you saying  
17 that the elimination of the bilco door,  
18 replacing it with an exterior staircase is  
19 gonna create more of a water runoff issue?

20 MR. COTUGNO: It's concentrated,  
21 yes. You're running it through a pipe and  
22 it's gonna run it -- it says it right on  
23 here. This would never be permitted  
24 anywhere. I couldn't imagine having a  
25 pump --

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2 Suppose you had a sump pump in  
3 your basement because you get water in your  
4 basement and you just run that water out to  
5 the curb so it freezes in the winter and  
6 people slip and fall.

7 And there was a problem with  
8 American Beech several years ago about them  
9 spilling water onto the street so this is  
10 just exasperating the situation.

11 MR. BROWN: That was a very  
12 different situation. That was hosing down  
13 equipment onto Carpenter Street which has  
14 been resolved. This is a matter of, you  
15 know, a couple of cubic feet of water  
16 compared to the rest of the property. It's  
17 the same area as the bilco door was and so  
18 it's the same volume of water.

19 CHAIRMAN FOOTE: So the sump pump  
20 is connected to -- where does it pump out  
21 the water?

22 MR. BROWN: Onto grade, onto the  
23 ground adjacent to the stairs.

24 CHAIRMAN FOOTE: So onto the  
25 ground where the water would have gone if it



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2 would have just been the bilco door?

3 MR. BROWN: Exactly the same  
4 place.

5 CHAIRMAN FOOTE: Going back to the  
6 glass door replacement, you said it was a  
7 cost issue.

8 Is that because they envisioned a  
9 glass door which I imagine is the more  
10 expensive than a regular standard door; is  
11 it less of a cost issue?

12 MR. BROWN: It's significantly  
13 more expensive.

14 CHAIRMAN FOOTE: So would they  
15 consider -- from the design effect, would  
16 they be comfortable going back to the  
17 original plan because we can accommodate the  
18 ramp requirement, as John suggested, and  
19 replace it with a more standard, less  
20 expensive door. Would that be something  
21 that they would be comfortable?

22 MR. BROWN: Certainly, I would  
23 have to discuss it, but if it's not  
24 financially feasible then the alternative is  
25 that the code says these accommodations have

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to be made to an existing building only  
where feasible.

MS. DOUGHERTY-JOHNSON: Right now  
it's steps?

MR. BROWN: I'm sorry?

MS. DOUGHERTY-JOHNSON: Right now  
it's some sort of steps?

MR. BROWN: Right now it's one  
step up, yes.

CHAIRMAN FOOTE: I mean, I don't  
know the precise standards when you enforce  
or not, but we're dealing with a hotel with  
a lot of guests over a period of time, and  
it just seems like ADA compliance, it's that  
much more important in this context than I  
can think of any other.

MR. COTUGNO: That's right.

Sometimes you have to go above and  
beyond the code if that's true.

And say where we, as a planning  
board, we want this place to be safe and  
practical and you can't say the cost is too  
much. He is spending so much money, this  
cost can't be that much to make a building

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2 safe for handicapped people and for  
3 everybody else.

4 CHAIRMAN FOOTE: Does any --  
5 I'm sorry. Finish.

6 MR. COTUGNO: That's it.

7 CHAIRMAN FOOTE: I was gonna say,  
8 would anyone else on the Board want to weigh  
9 in on this particular issue and express your  
10 thoughts on it?

11 MS. DOUGHERTY-JOHNSON: The one  
12 thought I have is, since it is a hotel  
13 lobby, there's probably often staff there,  
14 so it might not be -- it's not like, you  
15 know, a house entrance where you're opening  
16 the door yourself, so the not having the --  
17 what John is saying, it might not be quite  
18 as much of an issue.

19 MR. BROWN: Somebody assists them.

20 MS. DOUGHERTY-JOHNSON: But, I  
21 mean, that doesn't mean that will always  
22 happen.

23 CHAIRMAN FOOTE: Can you hear us?

24 (Stenographer responds.)

25 MR. KYRK: Just so I made sure

1 Planning Board July 30, 2020

2 that I caught this when you said it before,  
3 did you say that there was a ramp to that  
4 north door?

5 MR. BROWN: That was part of the  
6 original design.

7 MR. KYRK: And the ramp has been  
8 removed or -- oh, I see. It's in the  
9 design, it wasn't --

10 MR. BROWN: No, there is no ramp  
11 there, not yet.

12 MR. KYRK: Okay. I'm sorry. I  
13 was a little confused about that.

14 MS. HAMMES: I guess I understand  
15 the issue and obviously I agree that it  
16 would be best if this was handicap  
17 accessible, but I do kind of feel that, to  
18 some extent, that if they hadn't proposed  
19 that glass door originally, I'm not sure we  
20 would have told them they had to put another  
21 door in to provide for the handicap  
22 accessibility, so I'm not quite sure where I  
23 stand on this at this point. I need to  
24 think about it some more.

25 Frankly, a glass door, I know that

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2 you were gonna match the one for the  
3 boutique, but I actually never -- I'm just  
4 surprised Historic approved it because I  
5 don't think it's really in keeping with the  
6 historical area, so it is what it is. But  
7 part of me feels like we're sitting here  
8 having this discussion because they came and  
9 wanted to do something that they're now not  
10 doing and if they hadn't brought it up in  
11 the first place, I'm not sure we would be  
12 having this discussion, but it doesn't mean  
13 it's not a viable discussion.

14 MR. BROWN: I'd also point out  
15 that it's not a very big ramp. It's only  
16 just a few feet to traverse the small height  
17 of the step.

18 MS. HAMMES: At least one of the  
19 rooms, if I'm -- I think I'm correct. I  
20 think he advertises that at least one of the  
21 rooms is handicap accessible.

22 MR. BROWN: There is a room on  
23 grade --

24 MS. HAMMES: Ground floor.

25 MR. BROWN: On the first floor

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adjacent to what is currently the lobby.

MS. HAMMES: So that in my mind  
would argue the greater importance of the  
handicap accessibility because that is  
something that he does market that he's got  
handicap accessible accommodations.

CHAIRMAN FOOTE: Maybe what would  
help, me anyway, is getting a little more  
detail on the proposed ramp that you want to  
put on Main Street, just so -- maybe it's  
already here actually.

MR. BROWN: If there isn't, I will  
provide it.

CHAIRMAN FOOTE: It is mentioned  
in the site plan, it says proposed access  
ramp. From this site plan, it doesn't  
really tell me much about a ramp.

MR. BROWN: We have to do a  
cross-section anyway. I'll do a  
cross-section.

MR. KYRK: What's represented here  
is, you know, making the six inches up from  
the sidewalk to the step in largely in the  
vestibule, that's what I'm looking at.

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2 CHAIRMAN FOOTE: Right, so it  
3 literally slopes up from the sidewalk?

4 MR. BROWN: Yes.

5 CHAIRMAN FOOTE: An eighth per  
6 foot?

7 MR. BROWN: Yes.

8 CHAIRMAN FOOTE: What is the -- I  
9 know the code has a --

10 MR. BROWN: The code -- the ADA  
11 code requires one inch per foot, but there  
12 is leeway.

13 CHAIRMAN FOOTE: Okay.

14 And your point is that it pitches  
15 the whole way and it doesn't level off.

16 MR. COTUGNO: Correct. The code  
17 says you have to have a five-foot section of  
18 absolutely flat on either side of the door,  
19 which makes sense. Even if you're not  
20 handicapped and you're walking up there, you  
21 don't want to be walking on a slant and  
22 trying to open the door at the same time.

23 MR. KYRK: Yeah, you're trying --  
24 in a wheelchair, you're to open the door.

25 MR. COTUGNO: It's common sense.

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2 Forgot the code, forget handicap issues,  
3 it's common sense. You don't open a door  
4 when you're standing on an incline, that's  
5 why it's safer to leave it the way it is  
6 now.

7 MR. BROWN: I guess that's an  
8 option.

9 MR. PELTON: Don't we need to have  
10 a ramp?

11 I'm sorry. Brent Pelton, owner of  
12 300 Main Street.

13 MR. BROWN: As I was explaining,  
14 the code stipulates in an existing  
15 structure, especially historical, that ADA  
16 compliance is subject to feasibility.

17 MR. PELTON: It doesn't seem as  
18 though it's that big of a step.

19 MR. BROWN: It's not.

20 MR. PELTON: I would think that it  
21 would be highly feasible -- I've already --  
22 there are attorneys who file lawsuits for  
23 ADA compliance, I would certainly want a  
24 ramp in front this property and there should  
25 be plenty of space to do so without making



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2 it --

3 MR. BROWN: The argument is: The  
4 specifics of the ADA require a flat landing  
5 step before the door; however, given the  
6 circumstances here, I would argue that  
7 that's not feasible, therefore we should be  
8 allowed to have a ramp.

9 CHAIRMAN FOOTE: The other option  
10 which we discussed before you came was  
11 keeping the ramp where it was originally  
12 proposed to be and Robert explained that  
13 because of the cost issue you no longer --

14 MR. BROWN: Originally we had the  
15 glass wall facing the courtyard.

16 MR. PELTON: Yeah. We never had  
17 the ramp from that down to the store.

18 MR. BROWN: No. Not on the side,  
19 no.

20 That's a point, the entrance level  
21 of the courtyard is substantially higher  
22 than the sidewalk so that a ramp there  
23 really doesn't allow access into the  
24 interior of the lobby.

25 CHAIRMAN FOOTE: So there wasn't a

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ramp in the original plans.

MR. PELTON: We just all  
assumed --

MR. BROWN: I think there was a  
ramp to bring that entrance, but then there  
were steps down from the entrance.

CHAIRMAN FOOTE: You guys can --  
the Building Department can just confirm  
what the plans that were approved  
previously, whether or not it provided for a  
ramp.

MR. PALLAS: I will confirm that,  
but my memory is that there wasn't a ramp;  
but I think -- if I may. If I remember  
correctly, the access to the courtyard from  
Bay Avenue is level with the sidewalk,  
correct, there's no steps on that side?

MR. PELTON: The access from --  
yes, from the courtyard is level from Bay  
Avenue but --

MR. PALLAS: Right.

I think that's the -- I think that  
was the point of the door on the side.

MR. PELTON: But the door on the

1 Planning Board July 30, 2020

2 side is probably this high (indicating)  
3 Four feet -- three and a half, four feet off  
4 the grade level of the store.

5 Don't forget, to get to the  
6 courtyard level to the sidewalk level --

7 MR. PALLAS: I remember now.

8 MR. PELTON: You're going up a  
9 number of steps.

10 But the step to the front door is  
11 very minimal and there's a setback such that  
12 I think it would be entirely safe to do a  
13 very minimal grade at that level and just  
14 have the door. I think that that makes  
15 absolute sense. We do have people that do  
16 it all --

17 MR. BROWN: We're doing as much as  
18 we can to comply, even though it's not  
19 feasible to comply fully because of the  
20 area.

21 MR. PELTON: I'd welcome you to  
22 come over and take a look, but I certainly  
23 think that this is the best solution, to  
24 just have a general ramp.

25 I apologize for being late. I

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2 thought we were seven on the list.

3 MR. KYRK: I mean I think a lot of  
4 that could -- a lot of the issues, you know,  
5 if you're opening the door yourself,  
6 particularly in a wheelchair and you need --

7 MR. PALLAS: Reed, we can't hear  
8 you.

9 MR. KYRK: If the door opens with  
10 some other mechanism besides your own energy  
11 pushing against it --

12 CHAIRMAN FOOTE: Push bottoms.

13 MR. KYRK: Yeah, the push button  
14 one or something, I don't want to get this  
15 out of hand, but, you know, the mechanics of  
16 trying to be in a wheelchair and push out  
17 are, you know, having been in a wheelchair  
18 for short periods of time, I think it's  
19 probably very, very difficult. I wouldn't  
20 speak other than from awkward experiences.

21 MR. PALLAS: This ramp is nothing,  
22 it's a very gentle slope, it's minimal to  
23 what I see routinely utilized throughout  
24 this state, throughout this country,  
25 throughout the country. I think that it's a

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2 huge improvement versus what it is now, and  
3 the whole point of this is to make it more  
4 accessible and I believe it's a very easy  
5 solution that works.

6 CHAIRMAN FOOTE: Would you be open  
7 to what Reed suggested, you know, we've all  
8 seen them in buildings, push button to the  
9 door that opens automatically; is that  
10 something you could accommodate for this.

11 MR. PELTON: We can look into it.

12 MR. BROWN: We can look into it.

13 And alternatively, we could do  
14 something like with just a door buzzer for  
15 assistance and have somebody open the door.

16 MR. KYRK: Yeah, I mean, the whole  
17 thing is the mechanics of doing that action  
18 are infeasible.

19 MR. BROWN: I frequently see, you  
20 know, ring bell for assistance for  
21 accessibility and have somebody just ring a  
22 doorbell and somebody comes to open the  
23 door.

24 CHAIRMAN FOOTE: So where is the  
25 lobby disk in relation to the front door,

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2 how close -- how far in is it.

3 MR. PELTON: It's back towards the  
4 back of the room. I'd say three-quarters of  
5 the way back.

6 CHAIRMAN FOOTE: Right in the  
7 middle or on the side or --

8 MR. PELTON: As I said, about  
9 three-quarters of the way back by in the  
10 middle.

11 MS. HAMMES: Centered with the  
12 door?

13 MR. BROWN: Centered with the  
14 door.

15 MR. COTUGNO: It would probably be  
16 a good idea to show how the lobby is  
17 furnished so they can -- they can answer the  
18 question. A picture is worth a thousand  
19 words.

20 CHAIRMAN FOOTE: It's just if  
21 we're gonna go with the buzzer solution, the  
22 person at the lobby desk is like 150 feet  
23 away, that's not a practical solution.

24 MR. PELTON: It's not a grand  
25 lobby by any means.

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2 MR. BROWN: And, you know, it's  
3 the same distance that someone would go walk  
4 through the door and step to the desk.

5 CHAIRMAN FOOTE: Yes.

6 Okay. I think we have to consider  
7 this a little bit more, get a little more  
8 feedback from the Building Department, but,  
9 I mean, personally, I recognize the effort  
10 to accommodate. It's a good idea, just we  
11 have to get comfortable that it's the right  
12 solution in my personal viewpoint on this.

13 Does anybody else have anything  
14 else to add on this application at this  
15 time?

16 MR. KYRK: No.

17 CHAIRMAN FOOTE: Okay.

18 I'm not sure if we're ready to  
19 schedule this. I think we need a little  
20 more information on the questions that we  
21 asked and then we can, at that time,  
22 schedule, you know, a hearing on it. I  
23 don't think we're quite ready for that.

24 I move that we continue the  
25 pre-submission conference at this time.

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2 Do I have the second?

3 MR. COTUGNO: Second.

4 CHAIRMAN FOOTE: All in favor?

5 MR. PELTON: I'm sorry.

6 How long would that be for the  
7 next meeting?

8 CHAIRMAN FOOTE: The next meeting  
9 is the end of next month.

10 MR. PELTON: If we finish the  
11 building, would we be able to get a  
12 temporary CO, and then we just do this  
13 afterwards?

14 MR. BROWN: Given that this is an  
15 amendment to a previous approval.

16 CHAIRMAN FOOTE: I can't speak to  
17 that.

18 MR. PALLAS: I'll have to take a  
19 look at what was approved and see if this --  
20 how much change this is before I can do  
21 that. I can't answer that sitting here.

22 MR. PELTON: Is there anything  
23 else that we can do to give you more comfort  
24 to get this towards a vote?

25 CHAIRMAN FOOTE: I mean, I'm happy



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2 to put it to a vote. We have to have a  
3 public hearing right, so the question is:  
4 can we schedule a public hearing at the end  
5 of next month or do we wait until further  
6 pre-submission is discussed? I'm happy to  
7 put it to the vote of the entire Board if  
8 they would like to schedule the public  
9 hearing for next -- the end of next month  
10 with the understanding that you would  
11 provide us with the requested information  
12 that we asked for at this hearing in the  
13 interim.

14 MR. BROWN: If I may, it seems to  
15 me that the issue at hand is really an issue  
16 that would need to be decided ultimately by  
17 the Building Department, so I don't see the  
18 problem with proceeding with Planning Board  
19 approval subject to Building Department  
20 approval.

21 CHAIRMAN FOOTE: Well, not  
22 exactly. We raised some issues that are a  
23 concern of this Board, so it's not just the  
24 Building Department, it's the Planning Board  
25 that has issues with this, so we're just

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2 trying to --

3 I want to keep the process  
4 efficient, but I don't want to gloss over  
5 any concerns that we have. The main focus  
6 really seems to be on this particular ramp  
7 and whether or not it is viable.

8 MR. PELTON: In the application is  
9 also the stairway to the basement.

10 MR. BROWN: We've already  
11 discussed that.

12 MR. PELTON: Which we were hoping  
13 to get that done this spring, hoping to get  
14 this done, hoping to get this done, and I'd  
15 hate to have that held up any more time  
16 because I very much am trying to get that  
17 stair changed because I'm not proud of that  
18 condition at the property. I think that the  
19 ramp should be a relatively easy fix. I  
20 think that we would be able to submit  
21 anything to you over the next month.

22 Unless, Rob, I'm speaking out of  
23 turn.

24 MR. BROWN: No.

25 If the ejector pump is that

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2 serious an issue, we can put the 55-gallon  
3 drywell drum under the drain.

4 MR. COTUGNO: As long as the water  
5 table is not that high, that would be the  
6 smarter thing to do.

7 CHAIRMAN FOOTE: Okay. Well, I  
8 don't mind correcting myself in terms of  
9 procedure. If the rest of the Board is  
10 comfortable, I don't mind scheduling the  
11 public hearing with the understanding that  
12 we're also gonna -- our workload is pretty  
13 light for the end of next month, anyway,  
14 right, we don't have a lot on the docket  
15 coming up.

16 MR. PALLAS: I don't believe so.

17 CHAIRMAN FOOTE: I don't mind  
18 doing that and with the understanding that  
19 you guys, in the meantime, will have  
20 addressed and attempted to rectify the  
21 concerns that have been raised and we're  
22 always -- the Board's always free to comment  
23 even during the public hearing process, so I  
24 don't see any downside to expediting the  
25 process.

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So with that in mind, I move to schedule a public hearing on this matter for the end of August, the 27th.

Do I have a second from the Board?

MS. HAMMES: Second.

CHAIRMAN FOOTE: All those in favor?

(Chorus of ayes.)

Motion carries.

So scheduled.

MR. BROWN: Thank you.

CHAIRMAN FOOTE: Item Number 8:  
Motion to adjourn.

MR. COTUGNO: Second.

CHAIRMAN FOOTE: All those in favor?

(Chorus of ayes.)

So moved.

(Time noted: 4:33 p.m.)



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**MR. BROWN: [64]**  
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