

Planning Board  
Village of Tarrytown  
Regular Meeting  
November 27, 2006 7 p.m.

PRESENT: \*Chairman Friedlander; Members Raiselis, Aukland, Tedesco, Demers;  
Counsel Shumejda; Planner Geneslaw; Village Engineer/Building  
Inspector McGarvey; Landscape Architect Yarabek; Secretary D'Eufemia

APPROVAL OF MINUTES

Mr. Demers moved, seconded by Ms. Raiselis, and unanimously carried, that the minutes of October 23, 2006, be approved as submitted.

Mr. Tedesco moved, seconded by Mr. Aukland, that the minutes of November 15, 2006, be approved as submitted. Messrs. Tedesco, Aukland and Chairman Friedlander assented; Ms. Raiselis and Mr. Demers abstained. Motion carried.

REVISED PLANS – 13-A NORTH WASHINGTON STREET

Mr. Sam Vieira, architect, stated the Planning Board has received the revised site plan with the elimination of two parking spaces and revised landscaping. As of last month the Board was waiting for a response from Police Chief Scott Brown regarding the Fire Chief's suggestion about providing markings or eliminating some parking spaces to provide fire access to the driveway. The Board received a memo from Chief Brown dated November 3, 2006 regarding the striping of the area along the west side of Washington Street and eliminating four parking spaces on the east side of North Washington Street from the corner of Main Street to a point directly opposite the driveway for this property. These four spaces are alternate side spaces and are only in use for six hours a week. In addition, the Police Chief felt they should be eliminated because the Westchester County Bee Line bus has difficulty making the turn when cars are parked in these spaces. The Police Chief's memo stated he did not see these changes as posing an unreasonable burden on area parking.

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried, that the Planning Board recommends to the Board of Trustees that they adopt the parking restrictions on North Washington Street as proposed by the Police Chief in his memo dated November 3, 2006, and Lt. Herguth's memo of October 31, 2006, relative to the application at 13-A North Washington Street.

PUBLIC HEARING – FRIEDLANDER – 29 SOUTH DEPOT PLAZA

\*Chairman Friedlander recused himself on this application. Mr. Tedesco chaired this portion of the meeting.

Mr. Tedesco read the following Notice of Public Hearing:

PLEASE TAKE NOTICE that the Planning Board of the Village of Tarrytown will hold a public hearing on Monday, November 27, 2006, at **7:00 p.m.** at the Municipal Building, 21 Wildey Street, Tarrytown, New York, to hear and consider an application by:

Michael Friedlander  
14 Powderhorn Way  
Tarrytown, New York 10591

For site plan approval changing the use of property at **15 South Depot Plaza, Tarrytown, New York** from a warehouse to an indoor sports facility with the construction of 24 new parking spaces. This facility would operate programs such as soccer, lacrosse, field hockey primarily for youngsters.

The property is shown on the Tax Maps of the Village of Tarrytown as Sheet 9, Parcel P6D2 and is located in an ID (Industrial) Zone.

Documents are available for inspection in the Planning and Zoning Office. All interested parties are invited to attend and be heard. Access to the meeting room is available to the elderly and the handicapped. Signing is available for the hearing-impaired; request must be made to the Village Clerk at least one week in advance of the meeting.

The certified mailing receipts were submitted.

Mr. Friedlander noted for the record that the actual address of this building is 29 South Depot Plaza, although it had been listed as 15 South Depot Plaza. The sheet and parcel designations are accurate.

Mr. Tedesco questioned whether Mr. Friedlander had met with Mr. McGarvey regarding the parking configuration. Mr. Friedlander stated he had and he submitted a diagram showing the parking. He noted there is ample parking in front of the building and there are two turnaround areas. Mr. McGarvey stated it is a strange configuration but it does work.

Ms. Raiselis questioned if there is a game ending and another about to start would a problem exist. Mr. McGarvey stated there is maneuverability but in a worst-case scenario someone from the sports complex may have to direct cars. Mr. Friedlander stated games will be held on weekends and the commuter parking lot is available. Ms. Raiselis stated they should take this issue into consideration when scheduling games. Mr. Friedlander stated that was a good point. He noted when tournaments are held people stay for the whole event so there is not an issue with coming and going.

Mr. Tedesco questioned whether there would be a noise problem. Mr. Friedlander stated they recently kicked balls around and when standing outside the building nothing could be heard. He noted there is far more noise emanating from the trains.

Mr. Demers noted the Police Chief had suggested play end at 11 p.m. rather than 12 a.m. He questioned whether Mr. Friedlander had considered this. Mr. Friedlander stated the later hours are at a lower rate making the play at those times affordable for some who cannot afford the earlier hours and for that reason they would like to keep it to 12 a.m. Mr. Tedesco noted the Board could allow that timeframe; however, if there are any problems, they could revisit the closing time.

In regard to lighting, Mr. Friedlander stated they will use the existing lighting which is slanted downward. In addition, they will be installing security cameras inside and outside so their security people can see what is going on inside and outside the building.

Mr. Tedesco stated there had been comment about a security fence by the railroad. Mr. Friedlander stated they will speak to Metro North and put it up if Metro North permits it since that is their property. That area is not used as an entryway so there is no reason for anyone to be there.

Mr. Aukland questioned the location of the nearest electrical rail. Mr. Kevin Kay, an associate of Mr. Friedlander, stated it is 40 ft. to 60 ft. away but it is behind a fence. Mr. Aukland questioned whether the track maintenance area has any electrification. Mr. Kay stated he did not believe it did. Ms. Raiselis stated they should review that with Metro North.

Mr. Tedesco questioned whether they had contacted the fire department. Mr. Friedlander stated the Fire Chief visited the building and he was satisfied but requested additional smoke detectors be installed and that will be done.

Mr. Tedesco questioned whether anyone wished to address the Board on this matter. No one appeared.

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried, that the Planning Board declares itself lead agency on this application.

Mr. Tedesco moved, seconded by Mr. Demers, and unanimously carried, that the public hearing be closed.

Mr. Tedesco moved, seconded by Mr. Demers, and unanimously carried, that the Planning Board determines there will be no significant adverse environmental impacts as a result of this proposal.

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried, to approve the application for an indoor sports facility as proposed at 29 South Depot Plaza subject to:

1. Approval by the Building Inspector which is to include the following items:
  - (a) The number and arrangement of the parking spaces provided including turnaround areas for cars dropping off and picking up players.
  - (b) Adequate lighting for safety and security.
  - (c) Security fences adequate to prevent access to the adjacent railroad tracks subject to approval by the MTA.
2. Hours of operation are to extend to 12 a.m.; however, if the police department reports problems associated with this late closing time, the Planning Board reserves the right to restrict the hours of operation at a later date.
3. Approval by the fire department in terms of adherence to fire codes and any necessary recommended fire safety measures.
4. It will be the responsibility of the owner of the property to see that trucks are not parked on this site. No parking signs are to be placed where appropriate.
5. Payment of any outstanding escrow fees before granting of a Certificate of Occupancy.
6. Signing of the final site plan by the Planning Board Chair.

\*Chairman Friedlander returned to the meeting.

CONTINUATION OF PUBLIC HEARING – CRESCENT ASSOCIATES – 155  
WHITE PLAINS ROAD

Mr. Geneslaw, Village Planning Consultant, stated he gave the Board a proposed findings statement with a memo dated November 14, 2006. The building height was not included. He has conferred with Mr. Fry that it should have been shown as 35 ft. and that should be shown in the findings statement. On page 3, the statement indicated certain variances were being requested; however those variances were actually granted about 2-1/2 years ago so that requires a minor modification to the language to indicate the variances have been granted. There was a date missing for the opening of the public hearing and that will have to be added.

Mr. Mark Fry, representing the applicant, stated the hearing commenced on February 24, 2003. In Appendix F of the DEIS the minutes of the ZBA are included showing the variances that were granted.

Mr. Demers stated a significant number of trees are being removed on this site and he would like to strongly suggest to the Village's Landscaping Consultant that, as much as possible, we try to replace quantity with quality. Chairman Friedlander stated that is the intent in terms of the tree replacement fund that the Board wants quality issues clearly addressed in terms of size of trees, specimen trees and trees conducive to the area. This is a big site and an important site.

Mr. Fry stated Leon Silverman, owner of this property, has a long established reputation of going above and beyond the requirements to do things very well. They have agreed to come up with a tree protection bond of over \$600,000 in the event trees are damaged.

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried to accept the Findings Statement presented subject to the additions and modifications recommended by the Village's Planning Consultant at tonight's meeting. (This document is attached to these minutes.)

CONTINUATION OF PUBLIC HEARING – PUTNAM AVENUE HOMES –  
HILLSIDE STREET

\*Chairman Friedlander recused himself on this application. Mr. Tedesco chaired this portion of the meeting.

Mr. Tedesco stated:

1. "There are special conditions related to this specific application
  - (a) there had been subdivision approval and site plan approval, although the subdivision approval has lapsed
  - (b) it is in an existing neighborhood, not a new one being created
  - (c) the steep slopes may be man-made with the strong possibility of there having been a quarry on the site for rock or dirt. The removal of some of these steep slopes will not affect a previously existing natural topography
  - (d) there would be no disturbance of major trees or active water systems.
2. Given those special conditions for this particular application, the Board believes it can recommend a variance for some disturbance of steep slopes.

Given this, the Board has suggested several actions for this application:

3. The Planning Board has requested the Board of Trustees to amend the section of the Village Code dealing with steep slopes to give the Planning Board the power to grant minimum waivers under a set of guidelines and standards. This will provide the Board in the future with added flexibility to create the best overall plan for a site.

For this application:

4. The Planning Board has requested the Village to hire an architect to review a site plan that would allow for two homes that would fit the landscape with less disturbance to steep slopes and the applicant's most recent proposal (but not Mike McGarvey's suggested plan.)
5. The Planning Board also asks the applicant to revisit his most recent proposal. To get to that proposal, the applicant reduced house sizes (3,400 sq. ft. to 3,100 sq. ft.), moved driveways, etc. and the Planning Board is aware and appreciative of these changes. The house on Lot 4 was the least problematic of the two in terms of steep slope disturbance. The house on Lot 3 disturbs a very significant amount

- of steep slopes. We would ask the applicant to consider making this house smaller. This house, in the previous site plan approval, was approximately 2,200 sq. ft. We know that was then and housing demands have changed, but such a smaller house on Lot 3 and a good size house on Lot 4 where the applicant has proposed it would bring the applicant a good return and would also reduce significantly the steep slope area disturbed. The Board probably could readily support a recommendation for a variance.
6. Between the work done by the architect we hire and the applicant's revisiting the plan under the guidelines we suggested, we may be able to come up with a site plan for which the Board could recommend a variance."

Mr. Aukland stated the purpose for hiring an architect for comment is because of the applicant's comments about the plan prepared by Mr. McGarvey. If the Board can convince themselves that does not make sense, it would add to their reason for looking for a variance.

Mr. Demers stated the Board is trying to be as flexible as possible to come up with the best plan respecting the zoning code, the neighborhood, and the type of buildings the applicant wants to build.

Mr. Blancato stated he believed the architect to be hired would come to the same conclusions they have. They feel the plan they have proposed is the best plan for the site. The area they are intruding on is not a large area. The plan involves a re-subdivision – moving the property line over. It is a good plan.

Mr. Blancato questioned who will be paying for the architect. Mr. Tedesco stated the Village will pay for the architect. He noted the house on Lot 4 is the least problematic and he felt they could work on the house on Lot 3. They will not get it out of the steep slopes but just cutting its size will reduce the steep slopes intrusion. People will buy a smaller house. There are many houses in Tarrytown that are built close to steep slopes. By making the house on Lot 3 smaller, they can still do a house with less steep slopes disturbance.

Ms. Raiselis stated Grove Street and Altamont Avenue have houses that have been creatively done and people buy those houses. "Maybe we can come up with something people will be happy with." Mr. Chris Pateman stated he felt they could work to come up with a more appealing structure.

Mr. Blancato stated they had no problem working with an architect the Village would hire to get something everyone is happy with. He noted they are before the Zoning Board on December 11<sup>th</sup> for an interpretation whether that Board has the power to grant a variance, and assuming they do, they have asked for variances relating to this plan. They would like a recommendation from the Planning Board but he stated he understood the Planning Board would like a recommendation from their architect first.

Mr. Tedesco stated he really wanted the applicant to work on the size of the house on Lot 3 as well. "If we recommend a variance to the Zoning Board, we would want to do that knowing you have tried to reduce that disturbance. I think you can have a viable project that would be saleable even with a significantly smaller house on Lot 3. Whether or not the Zoning Board is willing to grant a variance, the Planning Board must approve a site plan. I think this Board wants to see something from the applicant in terms of what we are requesting."

Mr. Blancato stated the Village's architect and theirs would have to look at what impact would be achieved by reducing the size.

Mr. Blancato questioned what architect the Village would be retaining. Mr. Tedesco stated it is their intention to contact Earl Ferguson from Irvington.

Counsel Shumejda stated the Planning Board has a staff meeting scheduled for December 7<sup>th</sup>. Additional drawings should be submitted before that date and copies of the document submitted to the Zoning Board last week should be made available to the Planning Board. Mr. Blancato stated if the Village's architect gets in touch with them, they would provide him with all the documents as well.

It was agreed to continue this matter at the Board's next meeting.

\*Chairman Friedlander returned to the meeting.

CONTINUATION OF PUBLIC HEARING – WILSON PARK DRIVE –  
SUBDIVISION – FEIS SUBMITTED

Chairman Friedlander reported receipt of the following memo dated November 21, 2006 from Frank Fish of BFJ Planning, the Village's consultant on this application:

"Subject: Final Environmental Impact Statement – Legends at Wilson Park  
BFJ Planning has reviewed the Final Environmental Impact Statement (FEIS) for the Legends at Wilson Park, dated October 19, 2006. To our understanding the document finally represents the evolution of the plans for this site under the guidance of the Planning Board. We recommend that the document, subject to minor revision, be accepted by the Planning Board as complete.

We would suggest three possible considerations as minor revisions.

1. Clarity on Preferred Alternative

It would be helpful, early in the executive summary, perhaps on page three, to add a declarative sentence that states, 'The enhanced Park Plan represents the preferred alternative.'

2. Organization of Document

We note that half the document is Appendices. It might make the document more manageable if the Appendices were put on a CD which is then inserted

in a pocket on the inside back cover. Those who need Appendices in hard copy could obtain them from Village Hall.

3. SEQR Requirements

SEQR requires [Part 617.9(8)] that a FEIS either incorporate a DEIS or incorporate it by reference. We would suggest that Chapter 1, page 1 might have one lead paragraph that briefly discussed the SEQR history of the project and then concludes that 'the DEIS is hereby incorporated by reference.'

Mr. Norman Sheer, attorney for the applicant, stated they could have those changes made in less than a week and submitted to the Board.

Mr. Tedesco stated in the FEIS there is discussion about a 3 lot option agreement which would allow the Village to purchase 3 lots – Lots 3, 4, and 10. The Planning Board had not discussed purchase of Lots 3 and 4 but rather Lots 1 and 2. Mr. Sheer stated he had discussed this with his clients and the Mayor and his client is not willing to give up Lots 1 and 2 since they represent too much in terms of an economic project. The Board of Trustees has now taken a position that they want an option on Lots 3 and 4 but they don't want Lot 10. Mr. Aukland questioned whether there had been discussion about preserving the house on Lot 2. Mr. Sheer stated that was discussed but his client does not want to preserve that house. Chairman Friedlander questioned the status of the option agreement. Counsel Shumejda stated it will be discussed by the Board of Trustees at their work session on November 29<sup>th</sup>.

Mr. Tedesco questioned whether the Board of Trustees discussed parking needs for the park since people will be visiting that park. Mr. Sheer stated that was not discussed; however, his client owns a 1/3 acre parcel to the south and they have discussed a contribution of that parcel which abuts the trail. That would be an appropriate place for the parking.

Mr. Tedesco stated the Board was provided with a detailed tornado tree evaluation. It mentioned that 17 trees should be removed on an emergency basis; 120 should be pruned on an emergency basis and 91 others, which were damaged beyond repair, should be removed on a non-emergency basis before construction. He stated those trees should be noted on the landscaping plan. Given the large number of trees being removed, there should be a more extensive landscaping plan.

Ms. Gina Martini of Saccardi & Schiff, planners for the applicant, questioned whether this plan should be part of the FEIS or part of the site plans. Mr. Tedesco stated it should be part of the FEIS.

Mr. Demers stated some neighbors have been disturbed by the amount of parking that is occurring on the property now and the applicant has received a letter from the Village Administrator asking them to put up no parking signs so people would not park on the property. The road is private property so there is nothing the Village can do. Mr.



McGarvey stated the applicant should provide a title search regarding the road since there has been a lot of discussion about who owns the road. Board members agreed this needs to be provided. Mr. Sheer stated they will do a title search; however, the Village has maintained that property and treated it as a municipal street for many years. Mr. McGarvey stated if it is a Village road, then it should be improved to public standards.

Chairman Friedlander questioned, "What is the nature of the soccer field?" Mr. Sheer stated that discussion has never been concluded. Chairman Friedlander stated there should be a meeting about what will be done on the soccer field and when it will be done. The Board would like a report of the drainage issue and when the field will be repaired. Mr. Sheer stated these issues have nothing to do with the FEIS. They are subdivision or site plan issues.

Chairman Friedlander stated the Environmental Impact Statement deals with the wetlands, setbacks, and donation of open space of which this is a part. The open soccer field should be addressed as to the type of improvements to make it useable. Mr. Sheer stated these are issues that have to do with the final site plan for the subdivision and the subdivision approvals. Chairman Friedlander agreed that it should not affect saying the document is complete but there should be a meeting and there should be a conclusion about the soccer field before going to the site plan stage. Mr. Sheer agreed.

Counsel Shumejda stated he did not believe the railroad tressle is referred to in the FEIS. Mr. Sheer stated this is the same type of issue as the soccer field.

Mr. McGarvey stated there is a drain pipe from Wilson Park that drains into the Lakes. He has asked numerous people to tell him the origin of the water from this pipe and that has yet to be answered.

Discussion followed on easements. Mr. Aukland stated he was pleased to see the pedestrian access easement on the north end of the site but "I would have to go around the trail in order to get onto the easement or go along Wilson Park until its end." He questioned whether there could be an easement to the south of Lot 14, which would be short and go directly from the existing homes down to the school. Mr. Sheer stated the school would need to create an easement as well. Mr. Sheer noted one house already exists in this location and someone should talk to that owner to see how they would feel about this easement.

Mr. Mark Fry, a member of the Tarrytown Lakes Committee, stated his group has worked hard to come up with a series of recommendations for the lakes. One of the primary goals of the long-term plan for the lakes is creating trail linkages between the North County Trailway and the South County Trailway. The critical link in connecting any of the north/south trails are the east/west linkages. They had been under the impression there was an easement on the Sleepy Hollow side but there is not. The goal is to get to the Aqueduct trail and the only way to do that is on the school grounds so it

would make sense to look at the easement the Board is discussing. Mr. Sheer stated they would look into the easements. Mr. Fry stated it might be good to ask Mr. Yarabek to look at some options and then all concerned parties can determine the best choice.

Mr. Demers stated it seems this area will get a lot more pedestrian use and he was concerned about a sidewalk. He questioned whether the applicant had considered a path that would run parallel to Wilson Park Drive without being an actual sidewalk. Ms. Martini stated they did not look at the need for a path. They looked at the need for sidewalks and their traffic consultant and the Village's traffic consultant agreed there would not be adequate need for sidewalks. Mr. Demers stated he was concerned with that determination since part of the land will be a Village park and people will walk in that area. "I think the consideration of a pedestrian path is a serious one." Mr. Sheer stated the problem is how you surface it and how you maintain it. He stated this issue could also be discussed in a work session.

Mr. Sheer stated, "We would ask you accept the FEIS as complete tonight and we will make the changes recommended by Frank Fish."

Ms. Linda Viertel, Gracemere, stated she would like clarification on the conveyance of the land for the park. "I want to make sure before you accept the FEIS there is a landscape designer looking at all these issues."

Chairman Friedlander stated he would feel more comfortable having these issues made a part of the findings and those issues can all be discussed at work sessions. Mr. Geneslaw stated, "It makes sense to address these issues in the findings statement."

Chairman Friedlander stated these issues are part of the SEQR process but the issues have not been resolved. The way that is done is by being very specific in the findings.

Ms. Raiselis stated she felt there were a lot of design issues that need to be done before the findings statement is issued.

Mr. Demers stated the developer has presented the FEIS and given the Board all the information he has gathered and he is asking if this is complete. "The only question we can ask the developer at this point is if there was any information that has not been provided to date and the only one I see is Mr. McGarvey's question about the drain."

Mr. Geneslaw stated, "It is also important when the Planning Board gets to the subdivision approval that all items that can be shown graphically are shown on the plan."

Mr. Sheer stated the SEQR findings are not an approval of anything. It is an end product of the SEQR process. Subdivision and site plan approval is still needed.

Mr. John Lynch, Crest Drive, stated as a result of the tornado about seven to ten acres of wooded land was lost. The rate and volume of water between the two lakes is higher than ever before. In Mount Pleasant going east there was even more devastation. There needs to be discussion with Mount Pleasant in regard to the amount of runoff. The trees that have come down need to be replaced. There has been no erosion control.

Ms. Karen Brown, 5 River Terrace, urged the Board not to accept the FEIS as complete tonight. There are questions that have not been answered in the FEIS. "If you accept this without the public seeing it, I think it opens this Board to mayhem. I would ask you not to accept the FEIS and make it available before you accept it." Ms. Brown stated she is also opposed to a sidewalk on Wilson Park Drive because it is not wide enough.

Chairman Friedlander stated the Board wants public comment on the FEIS; however, it can't be made public until the Board declares it complete. It is not the end of the process. The findings are the critical part of the process. "By saying it is complete, we can make it available to the public and we will then have a series of meetings on the findings where people can comment."

Ms. Linda Viertel, Gracemere, questioned whether there is a time limit in terms of the findings. Counsel Shumejda stated there is no mandatory time.

Ms. Raiselis stated she has not had an opportunity to fully absorb the FEIS and she requested the Board not declare the document complete until the next meeting, which would allow her time to do a full review. Board members agreed to this request.

Mr. Sheer stated saying the document is complete doesn't approve the application. It is part of the process. The Board and its consultants are coming up with the findings. "I think the time has come for you to accept the FEIS and move forward to the findings stage."

Chairman Friedlander stated, "I agree but one member has requested this be held for three weeks to make her feel more comfortable. In that interim period you may want to come to our staff meeting (on December 7<sup>th</sup>) and address some of the other issues raised." (Chairman Friedlander stated the Board will be rescheduling their December meeting to Monday, December 18<sup>th</sup>, because of the Christmas holiday.)

Mr. Tedesco stated this has been a long process and there are things the Board would like to see in the FEIS – the comments raised by BFJ, trees cited for removal in the tornado damage report should be marked on the tree protection and tree preservation plan which the applicant has submitted, and there should be information about the drainage pipe.

All agreed to continue this matter at their December meeting.

CONTINUATION OF PUBLIC HEARING – VILLAGE OF TARRYTOWN –  
RECREATION/AQUATIC CENTER

Chairman Friedlander stated he has been in contact with Mr. Cotter and they will have plans for the recreation/aquatic center and the expansion of the senior center for the Board's December meeting.

All agreed that this matter be continued in December.

CONTINUATION OF PUBLIC HEARING – FIRST KOREAN METHODIST  
CHURCH OF NEW YORK – 500 SOUTH BROADWAY

Chairman Friedlander stated the applicant has requested an adjournment. No one appeared to address the Board on this matter.

Mr. Aukland requested that Counsel Shumejda contact the Mayor to follow up with his contacting the area businesses who were sent letters asking they help the church with parking.

All agreed that this matter be continued in December.

CONTINUATION OF PUBLIC HEARING – HOLY SPIRIT ASSOCIATION FOR  
THE UNIFICATION OF WORLD CHRISTIANITY (HSA-UWC) – JARDIM  
ESTATES EAST – SHELDON AVENUE

Chairman Friedlander stated the applicant has requested an adjournment. No one appeared to address the Board on this matter.

Chairman Friedlander stated the wetlands flagging had been done but was vandalized before the surveyor had an opportunity to get to the site. The flagging will be redone and the surveyor will be present at the same time.

All agreed that this matter be continued in December.

CONTINUATION OF PUBLIC HEARING – ROWLAND – 75 NEPERAN ROAD

A representative of Brooker Engineering appeared to request an adjournment until next month. He stated the applicant had been unsure whether he wanted to proceed but has decided that he does so revised plans are being prepared. The Secretary advised that those plans should be submitted by November 30<sup>th</sup> so they can be reviewed at the Board's staff meeting on December 7<sup>th</sup>.

All agreed that this matter be continued in December.

JARDIM ESTATES – SOUTH BROADWAY

Chairman Friedlander reported that several Board members today had a site walk at Jardim Estates to discuss the park plan. The developer felt they had an approved plan for that park, which they do not. They have installed a parking lot for five to six cars in a very conspicuous area. The Board reviewed an alternative location for the parking. There was also discussion about the path around the pond, installation of benches, cleanup and maintenance. The Board will be drafting a letter to them on all the issues reviewed at that meeting.

Mr. Demers stated the location for the parking is very important. Mr. Tedesco stated there should also be consideration for having that parking done with permeable pavers rather than blacktop. Mr. Aukland stated traffic calming signage should also be considered.

SPORTS FACILITY – 29 SOUTH DEPOT PLAZA

Mr. John Lynch, Crest Drive, stated he was concerned that the Board tonight approved a sports facility for use by children in an industrial zone. “Has it been determined that will be safe for kids?” Mr. Demers questioned what he felt would cause an environmental danger for children. Mr. Lynch stated he would imagine there were railroad ties there at some point. “The point is we don’t know.” He stated it should be determined what is underneath the ground since this will be a kid magnet. He stated his second concern is traffic if tournaments are held. Mr. Demers stated no new buildings are being constructed. It is an existing building and people have been working there.

CHANGE OF MEETING DATE

Mr. Tedesco moved, seconded by Mr. Aukland, and unanimously carried, that the regular meeting of the Planning Board scheduled for December 25, 2006, be changed to December 18, 2006, at 7 p.m. at the Warner Library due to the Christmas holiday.

ADJOURNMENT

Mr. Tedesco moved, seconded by Mr. Demers, and unanimously carried, that the meeting be adjourned – 9:45 p.m.

Kathleen D’Eufemia  
Secretary

