

STATE OF NEW YORK : COUNTY OF ROCKLAND

TOWN OF STONY POINT : PLANNING BOARD

- - - - - X

IN THE MATTER

OF

LIBRARY - 117 WEST MAIN STREET

- - - - - X

Town of Stony Point
19 Clubhouse Lane
Stony Point, New York
January 22, 2026
7:16 p.m.

BEFORE:

- MARK JOHNSON, CHAIRMAN
- KERRI ALESSI, BOARD MEMBER
- ROLAND BIEHLE, BOARD MEMBER
- MICHAEL FERGUSON, BOARD MEMBER
- ERIC JASLOW, BOARD MEMBER
- JERRY ROGERS, BOARD MEMBER

ROCKLAND & ORANGE REPORTING
2 Congers Road, Suite 2
New City, New York 10956
(845) 634-4200

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CHAIRMAN JOHNSON: All right, we've got a new application, I guess. The public library, 117 West Main Street. How is it going, guys? Good to see you again.

MR. CONWAY: Yup, back again.

CHAIRMAN JOHNSON: Okay, give us a brief summary of what we've got.

MR. CONWAY: Sure. I'm Kevin Conway, as you recall, the attorney for the applicant. Toni Kowidge is here. Devin is here, he's our engineer. And we are back.

Our applicant Mr. Goldberger is working with the town library with presenting a plan to turn the existing site with no structural changes other than renovating the parking and then a small addition for an elevator to make the building ADA compliant. We don't have an artist rendering, but it's going to look identical, almost identical to the existing structure. The small addition is here for the ADA compliance for the elevator. But otherwise, everything else is remaining the same.

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There will be some work on the interior because the wood flooring, because of the age, needs to be replaced. But there's no structural changes or addition to the floor area ratio or the space that would otherwise trigger any variance requirements. On the --

CHAIRMAN JOHNSON: You guys, were you able to see that, where the addition is going to go? Okay. Oh, you've got it.

MR. CONWAY: On the actual bulk table, as the Board may recall, the minimum lot area requirement for this, in this zone is 40,000 square feet; we're providing 45. The minimum lot width is 150; we're at 163. The minimum setback is 75; we're at 20.7.3, but that's an existing condition from prior approvals on the site. And the Board may recall, we went through an extensive historical on this site when we were here last time with the different application.

The minimum front yard is 15; we're 27.3. The minimum side setback, we're at 63.4; the minimum is 50. The minimum total side setback doesn't apply here. The minimum

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side yard, we're at 64; it's otherwise at ten. The minimum rear setback is not applicable here, nor the minimum rear yard. The minimum street frontage, we're at 155 instead of a hundred. And the existing cupola that's there is 74.8, that's an existing condition also that's been there forever.

And the maximum development coverage with no change in anything here as far as the space, just reconstructing the building so it's up to today's standards. We're at 62 percent, and the max is 80. And the max FAR, we're at .2; the max would be .35.

So there's no issue with regard to variance relief unless we were to request a use variance, because when we met with TAC, with your attorneys and your experts, we all went through the, what's permitted in the zone. This isn't the BU zone. And the Building Inspector and your other experts, we all were in agreement that the library usage, or the term library is provided for in some of the other districts, but not in the BU

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district. So because of that, it's not permitted as of right.

So our applicant would be left with the choice as to whether or not to pursue a use variance. And use variances are very difficult to obtain even in wonderful circumstances because legally speaking, you have to show that there's no other possible use. And that's difficult to do specifically with this site, even though the site has been vacant for quite a period of time.

Where a text amendment or zone change is what we're going to request from the Town Board because it is an unusual site. It's an old school building. It would be ideal even with the neighborhood, the existing neighborhood. We think it works quite nicely. We don't believe there will be neighbor objections. We think the majority of the residents in the town would support this, as well as we think the administration supports it.

This would be an ideal use and an ideal usage of the site because I've gone to the

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site many times now. It's a beautiful old building. It's got a lot of historical significance, and that will stay the same as a library. And it's going to be a library forever. It's not going to have the ability to flip into something different than a library.

So with regard to the applicant, we are asking that -- and anything I'm saying tonight, I'm sure your experts will correct me if I'm saying anything mistakenly, but I don't believe I have -- but we have asked, I'm going to have the architect now go through and the engineer go through some of the details with the parking itself, the building itself. But we are going to request -- we don't believe this would trigger, it's Type II. We don't think it would trigger anything unusual.

So we'd ask the Planning Board to review this, to provide a preliminary approval, and then let us go to the Town Board for the text amendment because we do believe that the Town Board would support it because this is an

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unusual situation. And the public good or the public purpose that it would serve from this proposal I think is even greater than when we were here last time with the other application. But this really has a public good and public service that I think very few applications when they come up here, you know, you can say that. And this one, we actually can.

So Toni, if you just go through the --

MS. KOWIDGE: Sure. For the record, I'm Toni Kowidge from Kowidge Architecture and Design. You guys all know the building quite well. We're keeping the building pretty much as it is.

The only, the significant changes are is first, we are going to have a brick specialist come in. We're going to repoint the building, fix up all mortar issues, and redo the cornice and soffit where, so we bring back that historic nature to it.

On the ground level, we're going to take off the white marble, the white marble slabs that were applied. We're going to restore

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2 that brick that's underneath there.

3 And the only addition to the building is
4 we are going over here on the side facing the
5 rear property line, the one tower that's on
6 the side, that's going to come down, and
7 we're going to put in an elevator and
8 monumental stair. The stairs in there were
9 not compliant, and we wanted to make a fully
10 compliant monumental stair for everybody. In
11 the back of the building, we're going to
12 stitch in an emergency stair because we are
13 required to have two for an assembly use.

14 CHAIRMAN JOHNSON: And the back of the
15 building is what, Orchard Street, is that
16 correct?

17 MS. KOWIDGE: Oh, yeah. Right, right.
18 So we're going to take out the catwalk. It's
19 going to come out. That's going to be --
20 we're going to patch up the brickwork, patch
21 up the stone wall.

22 And in that location inside the
23 building, that we're going to put a vertical
24 stair there. It works very well with the
25 existing structural framing. And that's

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2 going to allow us to get up to the partial
3 loft attic that's up there. That is not
4 going to be for public use. That's going to
5 be for storage.

6 The way that you're going to get into
7 the building is not through the side doors.
8 We're going to add right in the front of the
9 building as you're looking at it a small
10 little airlock. And it is going to
11 compliment the building, have proper Tuscan
12 Roman columns on the front. And that will
13 serve as the new entry to be handicapped
14 accessible. To accommodate that, we're going
15 to lower the inside of that floor by
16 12 inches to bring it to a nice, a nice
17 height inside.

18 There will be administration and entry
19 level on that, on the ground level. The
20 second level is going to be the children's
21 reading room and staff offices. And then on
22 the third, what will be the third level,
23 where the 15 and a half foot ceiling height
24 will be, that will be the large community
25 room and stacks. And there will be community

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private rooms and study rooms on that level as well, with some more staff offices. And then the attic is just for archive storage.

So that is, I mean, that's really it. We need to put the addition on the back because we determined after conferring with the structural engineer that it really wasn't a wise idea to dig a giant pit inside the building and to put in that type of building. I mean, the elevator moving up and down all time, we wanted to avoid that vibration on the structure.

The structure is in incredibly good condition, well suited for this use, for the wide loads of public use. And it's going to take a lot to bring it up to environmental code. We have to add eight inches of insulation on the inside, just because there's no cavity wall, to get that thermal protection, and protect the books and keep, you know, utilities down.

The addition is going to be the same color brick. We're going to try to match the brick. And the windows will be a tell, but

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they're not going to be, you know, outlandish or wild. I'm not doing anything crazy like I did on the last project, so it's going to look, it's going to look quite nice. And then I'll let Devin explain how we're addressing the site.

MR. CRICHLow: Good evening. Devin Crichlow, Civil Tec Engineering and Surveying.

So as we've already stated, we're turning the existing building into a library. In terms of the building itself, there's a very small proposed addition which Toni already said is going to be used for the ADA elevator and the stairway.

In terms of the overall site, the most biggest change was the parking. So we were told from the client themselves that they only needed 30 parking spaces. We're providing 49, so more than they actually need.

In terms of the entrance and exits, there's an existing opening on West Main Street. That will be used as a one-way

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2 entrance. There's an existing opening on
3 Orchard Street. That will be used as a
4 one-way exit. And then there's a two-way
5 entrance and exit on Franklin Drive.

6 We're proposing a garbage enclosure
7 right next to the exit on, close to Orchard
8 Street. The idea is for the garbage truck to
9 pull up on Orchard Street, and it would be
10 able to pick up the trash right there.

11 In terms of grading and utilities, so
12 we're not proposing any new sewer or water
13 utilities. The building will use its
14 existing services.

15 So for the drainage, though, we've done
16 some preliminary calculations. We haven't
17 done any soil testing yet. But based off of
18 those, we only need two dry wells. We place
19 them down here near the entrance off of West
20 Main Street, and we'll be directing that
21 towards the existing catch basin on West Main
22 Street as well.

23 We've also provided a landscaping plan.
24 So as you can see, we proposed some trees
25 around the site. Some boxwood shrubs near

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the entrance of the building. We also provide some erosion sediment controls. So a silt fence all around the site preventing any stormwater runoff from leaving during construction, as well as stabilizing construction engine, preventing, you know, mud from dragging on to Franklin Drive from construction vehicles.

And lastly, we do have a fire truck turning plan, using the specs from the Stony Point 70 foot mini tower truck. So this shows I was able to maneuver on and off site without hitting anything. So it would enter from the entrance off of West Main Street. It would maneuver to the front of the building, do what it's got to do, and then maneuver off onto Franklin Drive.

And that's all I've got. So, any questions?

BOARD MEMBER FERGUSON: Do you have a cost estimate for this yet?

MR. CRICHLow: I do not have one of those, no, not yet.

BOARD MEMBER JASLOW: Garbage is being

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2 picked up off of Orchard, not through the one
3 way?

4 MR. CRICHLow: I kind of wish Alex was
5 here. I believe it's on the -- yeah, it
6 would pull up off of Orchard Street. And
7 then I think he said he would be able to pick
8 it up from there. He would have known better
9 than I would. I can't really say
10 definitively.

11 CHAIRMAN JOHNSON: And the only grass
12 on-site is the, is that northwest corner?

13 MR. CRICHLow: This big corner right
14 here. Yeah, that's all grass. That's being
15 left alone. I don't think we're -- oh, yeah,
16 this is lawn down here as well. Right.

17 MS. KOWIDGE: And then we'll have some
18 grass back here as well.

19 MR. CRICHLow: Yup. Yup. That's right.
20 This area, this whole area down here, and
21 then this area in the corner, that's all
22 grass.

23 CHAIRMAN JOHNSON: All right. What do
24 you think, Max?

25 MR. STACH: All right. I thought you'd

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2 never ask. So we're reviewing the details of
3 the plan. But you know, obviously, I think
4 this is a welcome use to that building.

5 The building is identified on the comp
6 plan as a place of distinction in the town.
7 It's been vacant since I've been working
8 here, starting in early 2000s. We had a
9 daycare application. I think we had, we had
10 the last multifamily application. I think at
11 some point somebody was doing storage there.

12 THE CLERK: Medical arts.

13 MR. STACH: Medical arts. Nothing
14 seemed to work. Even the things that sort of
15 the Planning Board said could move forward
16 never kind of, so. You wanted a brewery,
17 yeah, so.

18 The issue is, as Mr. Conway said, is
19 that this is BU. It looks RU. It looks like
20 R1, rather. It looks like it's part of it,
21 but it's BU. And I think it's a good thing
22 it was RU because I think if it was R1, it
23 might not survive. Might have single-family
24 homes there.

25 But that is an impediment. So there's

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really a couple paths forward, as Mr. Conway said. Zoning use variance, Zoning Board use variance. High standard to meet, very tough.

I think that the Town is indicating that they're amenable to considering a zoning amendment. There's two ways you could do it. You could rezone it to R1. Or you could allow libraries in the BU district.

I think there's a lot of zoning considerations that go along with that, that go beyond what we're just looking at here. I've been in communication with Brian Nugent today. I've talked with John on it. Steve has been part of the discussions, as has Dave MacCartney.

And I think that the sort of consensus is the best way to proceed, if the Planning Board agrees that this is a good use for that building, would be to recommend the Town Board amend the BU district to allow only libraries. In the use groups, they talk about libraries, museums, all kind of things. I don't think we want all of those things. We're talking about libraries.

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2 And I think we want to limit this
3 consideration in the BU district to only
4 those lots that do not have direct access to
5 a state highway. When you do that, you're
6 taking a lot of the BU district out of
7 consideration. And I think that's important
8 because the BU is for commercial, right. If
9 a commercial use worked here, it wouldn't
10 have been vacant for 30 years, whatever it's
11 been now.

12 So we think that is a good way for the
13 Town to allow it without having unintended
14 consequences. We were looking, the -- most
15 of the uses in the BU district are subject to
16 the B use group. We think that is the right
17 fit for here.

18 The actual building would conform with
19 that. It would require the 45-foot setback.
20 53 is provided here. It would allow, it
21 would require 15-foot front yards, but larger
22 front setbacks. We think it basically fits
23 here, so.

24 And that would be my recommendation. If
25 you agreed with it, it would actually help

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speed the process because in your code, it says that if you recommend the zoning amendment to the Town Board, they don't have to send it back to you for your recommendation. So I think that is what you could consider tonight.

I would also suggest, I disagree with Mr. Conway. This is not a Type II action if it's a zoning amendment, because zoning amendments affecting more than 25 acres are actually Type II actions, or Type I actions. So we will have to have a full EAF for this. And the Town Board will have to consider the SEQR for it. We don't think that's a big lift, but it will require a public hearing at the Town Board level. People will have the ability to come by and say if this is a good idea before that's approved.

So tonight, if you agree, I would recommend that you simply recommend that the Town Board consider an amendment to allow libraries in the BU district by conditional use, subject to use group capital B on properties with no direct frontage on a state

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2 highway.

3 MR. CONWAY: And the applicant would
4 concur with that request from the Board as
5 well.

6 CHAIRMAN JOHNSON: John, do you have any
7 questions, comments?

8 MR. HAGER: A couple of technical
9 things. Our consulting engineer wasn't able
10 to be here tonight. He did produce a comment
11 letter. It's a little premature because we
12 haven't zeroed in on a use that's going to --
13 likely this map that you've drawn in the
14 plans, we're going to have the applicant
15 amend the application for library use.
16 They're currently coming in under a different
17 use that is recognized in the BU.

18 So the comment letter really isn't
19 totally relevant to what we're talking about
20 here. So we probably should reserve those
21 comments for the next TAC meeting. But I
22 think we could provide you the letter so you
23 can start on some of those comments, and then
24 you can catch up with Lanc and Tully to
25 discuss what's changing, right?

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2 MS. KOWIDGE: That would be great.

3 MR. HAGER: I'll repeat one thing that
4 he didn't catch in the letter that was
5 discussed at TAC. I think your site plan,
6 you need to indicate where the fire
7 department connection for the sprinkler
8 system will be located. We want to see that
9 the fire truck can access that. So that
10 should be part of your plan. And that wasn't
11 referenced on the current letter.

12 Other than that, the parking calculation
13 may change with this use once we adopt. If
14 the Town Board sees fit to adopt the code,
15 that use B, it's not really the use, use
16 table --

17 MR. STACH: Correct. The use table, not
18 the use group, correct.

19 MR. HAGER: So we'll just have to make
20 sure the parking complies. So that will be
21 an addition to the Lanc and Tully comments.

22 MR. STACH: I would add also that at the
23 TAC meeting, we did discuss -- I don't know
24 if we discussed, we asked the question where
25 the dumpster is. I think that might be as we

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progress something that you might want to weigh in upon, make sure that it belongs on the residential side of the property. But I do get that you also don't necessarily want it right on the street where everybody can look at it.

CHAIRMAN JOHNSON: Right.

MR. STACH: So they are going to have a meeting room. I assume there's going to be some kind of modicum of a kitchen, or lunchroom, or something where they could have an event that generates food waste. And I just don't know if you want to put that up in the neighborhood, so.

CHAIRMAN JOHNSON: Cool. Thank you very much. Any of the Board Members have any questions or comments?

BOARD MEMBER BIEHLE: I think it's a great use for it.

BOARD MEMBER ROGERS: Absolutely.

MR. STACH: One other thing to consider is whether or not if you recommend this to the Town Board, if you don't also want to notice your intent to do lead agency for

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2 SEQR.

3 CHAIRMAN JOHNSON: All right. Mike?
4 What are your thoughts?

5 BOARD MEMBER FERGUSON: I just don't
6 know how much it's going to cost us. No
7 estimated cost yet.

8 MR. CRICHLow: I'll see if I can get one
9 started.

10 BOARD MEMBER FERGUSON: And the
11 dumpster, the garbage truck won't be able to
12 make the turn on Orchard Street with that
13 incline.

14 MR. CRICHLow: Yeah. Again, I have to
15 ask what the idea was, but.

16 BOARD MEMBER FERGUSON: It's nice to put
17 it there, but the truck can't make the turn
18 unless they're picking up with small trucks.

19 MR. CRICHLow: Right.

20 BOARD MEMBER FERGUSON: Nobody in town
21 does that.

22 MR. CRICHLow: We'll figure it out by
23 the next meeting. I'll have that information
24 for you guys.

25 BOARD MEMBER JASLOW: I have one other

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2 thing, Steve.

3 MS. KOWIDGE: I think Mr. Goldberger has
4 been working the numbers. So we might have a
5 cost number.

6 MR. CRICHLow: Okay.

7 MS. KOWIDGE: And I know that the tenant
8 and the client have come to some sort of
9 agreement, but I don't have any of those
10 numbers.

11 CHAIRMAN JOHNSON: There's not going to
12 be any increase in drainage, right?

13 MR. STACH: No, there will be. Right?

14 MR. CRICHLow: There will be, yeah. I
15 think the -- we're adding a bit more
16 impervious. I don't have the exact numbers
17 on me. But that's why we're providing the
18 dry wells near the entrance here.

19 CHAIRMAN JOHNSON: Do you know what size
20 pipe leaves that area?

21 MR. STACH: I would assume that's
22 something that Q will look into, yeah, as
23 part of his engineering review as it goes on.
24 I mean, as we said, it's really, you know,
25 this is something that's, you know, 15 days

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2 old, 16 days old, right.

3 CHAIRMAN JOHNSON: Right.

4 MR. STACH: So it's really, you know,
5 again, and if the Town Board turns around and
6 says no zone amendment, then you know, you
7 can still seek a variance, but it's going to
8 be an upward battle at that point. So I
9 think it really does make sense to start the
10 process.

11 CHAIRMAN JOHNSON: Yeah. I agree.

12 MR. STACH: It's just whether or not you
13 think this is a good location for the
14 library.

15 BOARD MEMBER FERGUSON: How long is the
16 proposed lease? How long are you leasing it
17 from the owner? 20 years, 30 years, 50
18 years?

19 MS. KOWIDGE: It's long.

20 MR. CONWAY: It's longterm. I don't
21 have the number, but it's a longterm.

22 MS. KOWIDGE: It is a long lease.

23 BOARD MEMBER FERGUSON: Because if one
24 of us was buying the building, or wanted to
25 put that much money into it, we would buy it

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2 rather than lease it or rent it.

3 Financially, it would make sense, correct?

4 CHAIRMAN JOHNSON: Correct. But maybe
5 it's not for sale.

6 BOARD MEMBER FERGUSON: Correct.

7 MS. KOWIDGE: That is true.

8 CHAIRMAN JOHNSON: I can't think of a
9 better place for it to be. It's a short move
10 for them. All right. So, all right. And
11 nobody else has any questions?

12 BOARD MEMBER BIEHLE: Can we find out
13 how long the lease is for?

14 MR. STACH: Fifty years, you think?

15 MR. HONAN: It's an interesting
16 question, but I'm not sure if that's the
17 purview of this Board to look into the
18 financials of the tenant that will be taking
19 occupancy of it. I think our focus should be
20 on, is it acceptable as a library use and
21 whether we would like to recommend to the
22 Town Board that they make a text amendment to
23 the zoning code to permit it here.

24 And then if that happens, we could then
25 go with the details of the site plan

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2 approval, which this Board will then be
3 reviewing. And we can talk about the
4 location of the dumpsters and other access
5 points.

6 CHAIRMAN JOHNSON: I think we ought to
7 make a recommendation to the Town Board to
8 run with this. Then we need to --

9 THE CLERK: Steve will have to write the
10 letter.

11 CHAIRMAN JOHNSON: Send our NOI out. Or
12 do we have to send that --

13 MR. STACH: Notice your intent to
14 declare lead agency.

15 CHAIRMAN JOHNSON: Yeah. All right.

16 MR. HONAN: If we do it by motion, that
17 the Board agrees that we'd like to send a
18 recommendation to the Town Board that they
19 consider a text amendment.

20 CHAIRMAN JOHNSON: I'll make that
21 motion.

22 BOARD MEMBER ROGERS: I'll second it.

23 CHAIRMAN JOHNSON: I got a motion and a
24 second. All in favor?

25 (Response of aye was given.)

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2 CHAIRMAN JOHNSON: Any opposed? Cool.

3 So we'll draft something up for a --

4 MR. STACH: So that was the
5 recommendation and the NOI? Or was that just
6 the recommendation?

7 MR. HONAN: That was just the
8 recommendation.

9 CHAIRMAN JOHNSON: Just the
10 recommendation. I'll make the NOI. Do I
11 have a second?

12 BOARD MEMBER BIEHLE: Second it.

13 CHAIRMAN JOHNSON: I got a motion and a
14 second. All in favor?

15 (Response of aye was given.)

16 CHAIRMAN JOHNSON: Any opposed? All
17 right. Let's see. All right. And this is
18 the BU district, you said, right?

19 MR. STACH: Yes.

20 CHAIRMAN JOHNSON: Is this right on the
21 border with the R1?

22 MR. STACH: Yeah. In fact, on the west
23 end on the north side, it is R1. On the east
24 side and on the south side, it's BU.

25 MR. HONAN: Orchard Street is R1. The

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2 homes on Orchard.

3 MR. STACH: The north side of Orchard
4 Street.

5 CHAIRMAN JOHNSON: Right. Okay.

6 MR. STACH: And in fact, I think that
7 the houses that front, don't front on West
8 Main Street to the east also are in the R1.
9 It kind of jogs up and then comes back down.
10 Only the houses fronting on West Main Street.

11 MR. CRICHLow: Basically these two,
12 yeah, they're in the R1 district.

13 MR. STACH: And that's sort of like that
14 row of storefronts.

15 CHAIRMAN JOHNSON: All right. I guess
16 you'll draft something to --

17 MR. HONAN: I'll draft a memo tomorrow
18 and send it along to Mary. And you can
19 review it. And we'll tweak it and get it out
20 to the Town Board.

21 CHAIRMAN JOHNSON: All right.
22 Excellent.

23 MR. STACH: The only other action you
24 might be able to take tonight, and I don't
25 know if the applicant would care for that,

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would be to refer this to the ARB because it will, either way, have to go to the ARB. Or you could wait until you hear back from the Town if you wanted to.

CHAIRMAN JOHNSON: Well, we'll make the recommendation now. I'll make the motion.

BOARD MEMBER ALESSI: I'll second it.

CHAIRMAN JOHNSON: I got a motion and a second. All in favor?

(Response of aye was given.)

CHAIRMAN JOHNSON: Any opposed? All right. Going to the ARB. So we won't need ZBA depending on what the Town Board says. All right. Cool.

MR. CONWAY: Thanks, everyone. Appreciate your time.

CHAIRMAN JOHNSON: Thank you. Looking forward to seeing some detail here.

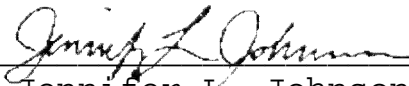
(Time noted: 7:46 p.m.)

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THE FOREGOING IS CERTIFIED to be a true
and correct transcription of the original
stenographic minutes to the best of my ability.



Jennifer L. Johnson

