

Village of Altamont - Meeting
Regular Planning Board Meeting
October 26, 2020

Planning Board Members:

Deborah Hext, Chairperson	Lance Moore, Building Inspector/Code Enforcer
Stephen Caruso, Board Member	Dean Whalen, Board Liaison
Dan Hitt, Board Member	Ginger Hannah, Secretary
John Hukey, Board Member	Allyson Phillips, Village Attorney (at 7:05 p.m.)
Barbara Muhlfelder, Board Member	Applicant: Nadia Raza
Simon Litten, Alternate Board Member	Guest: 2

Planning Board Meeting was held online using Zoom video communication due to Covid-19. Chairperson Hext opened the meeting at 7:00 p.m. and welcomed everyone. She stated that due to the Covid-19 virus, this meeting is being held remotely and all audio and video portions of this meeting are being recorded. She asked the Board Members to introduce themselves, which they did as follows: Barbara Muhlfelder, Dan Hitt, John Hukey, and Steve Caruso. We also have Simon Litten as our Alternate, and we welcome him. She said we also have present: Ginger Hannah, Planning Board Secretary and Dean Whalen, Village Board Liaison, and Lance Moore, Building Inspector. And we are waiting on our Village Counsel, Allyson Phillips.

She stated that tonight's first Agenda item is to review a Special Use Permit from Nadia Raza to open the Curry Patta Restaurant. In order to open the Public Hearing at this time, I'm going to read the Legal Notice: Notice is hereby given that the Planning Board of the Village of Altamont, New York, will hold a Public Hearing pursuant to Article 355-42 on October 26, at 7:00 p.m., on the application of Nadia Raza, owner of Curry Patta Corp. to operate a Pakistani Restaurant at a property at The Plaza at 187 Main Street, Altamont (Tax map ID 48.06-3-1), and pursuant to Article 355-35 for a Special Use Permit (SUP) and pursuant to Article 355-23 for a Sign Permit. The Property is zoned Commercial Business District (CBD). The meeting will be held remotely as part of the Village of Altamont's COVID-19 response plan and can be accessed by the public using the link below. Plans open for public inspection at the Village Offices during normal business hours. That does open our Public Hearing. We are waiting on Allyson to give a little speech regarding the application as it was submitted.

Nadia as the application is submitted, we can only review phase one at this point. Phase two and phase three appear to be an addition to the building as it exists now. If that's the case, that has to be done by Jeff Thomas. He would have to come before the Board with an amendment to his Special Use Permit. So we can only look at it from the standpoint, for lack of better wording, the old Subway. That's the floorplan that we can look at currently. We can't look at phase two, we can't look at anything that's going on outside, any plans that Jeff may have in the future. We can only look at your plan right now. Does that make sense?

Applicant Nadia Raza said yes, absolutely.

Chairperson Hext said okay. That being said, the Public Hearing is now open. I don't see anyone on from the public, although I do see it a phone call, but I think that's probably The Enterprise. There's a couple

people in the waiting room; hang on a second.

Board Member Hukey said there she is.

Chairperson Hext said I think I have Allyson. Allyson can you hear us?

Attorney Phillips said yes.

Chairperson Hext said thank you for joining us.

Attorney Phillips said no problem.

Chairperson Hext said I saw you were waiting there. I did give a quick scenario as to why we were just reviewing phase one of the application. The Applicant Nadia has no problem with that; she totally understands. So basically, I just said that we can't review plans for something that doesn't exist; that Jeff Thomas, the original applicant, would have to come before us to amend the Special Use Permit that we granted years ago.

Attorney Phillips said yes, basically when we got the application - I see here that the proposal is described as having a new restaurant in the existing restaurant space, but the plans attached appeared to show the restaurant in areas of a proposed building expansion that hasn't come before the Planning Board yet. And that would require actually an amendment to the approvals that had previously been granted to The Plaza – landlord's approvals. But we can review the special use application as a change in use based on your proposal to operate a restaurant in the existing space.

Chairperson Hext said great. Thank you, Allyson. That being said, I don't see anyone else has come in, and I don't see any other phone numbers other than what I believe is The Enterprise. Enterprise, you have any questions for the applicant or for the Board?

Mr. Mulkerrin said I don't, no; thank you.

Chairperson Hext said okay. Then given that, I'm not going to close the public comment period at this point, only because I want the applicant to give us a quick plan of what she wants to do now and what her plans are for the future. I want to give the Board a chance to ask some questions; and if we have to hold the meeting over to another date, I don't want to close the public comment until we're sure of that. Does that make sense, Allyson?

Attorney Phillips said yes, that makes sense especially to the extent there's any kind of confusion regarding what this application is for - if it was seeking approvals to actually modify the building or make a change to The Plaza site plan - because that is kind of what was shown in the plans attached here. I think it's for the public's benefit to hear us kind of explain that we can process this application, but it's going to be for a sit-down use in the existing restaurant space. So to the extent anyone was confused by that, they can request the minutes from this Planning Board meeting or the video of this Planning Board

meeting; and they can see our discussion here. And to the extent that changes, anyone that may have a comment or question, leaving that Public Hearing comment period open I think just allows us to receive any comments anyone may have after we provided this clarification.

Chairperson Hext said okay, good. Thank you. That being said, Nadia, would you like to give us a quick synopsis of what you're doing initially, and maybe what you plan on doing in the future? That won't be reviewed tonight, but I think we'd all like to know what your plans are, and what your future plans are.

Applicant Raza said sure. So our plans right now are with the 1200 square feet that we have in the old Subway space. We plan to open a sit down for now, according to COVID guidelines. We know that initially we're going to be doing a lot of takeout. The plan in the future is to have a sit down, full running dine-in restaurant; but for now I know we're limited to our space. We only have about 800 square feet in the dining area. The rest is for the kitchen. So we're limited to our tables. We're limited to a bar. We obviously can't have a bar right now that would be a functioning bar, with the six feet of social distancing. So we do plan to build a bar that is only going to probably occupy two people at a time, with the rest of the dining area. But things will obviously change with COVID settling down a little bit. There's a lot of limitations right now on what we can and cannot do. So we want to focus more on takeout and delivery.

Chairperson Hext said okay. So I guess so for me right off the bat, do you not plan on having a sit down restaurant at this point?

Applicant Raza said we do, with the social distancing in place and limited seating, limited tables.

Chairperson Hext said just no bar at this time?

Applicant Raza said just no bar. We plan to open the bar, but with the size of the bar, we are only going to be able to have about maybe one person sitting at one end and another person sitting at the other end. So it's going to be more of a service bar.

Chairperson Hext said okay. I have questions, but I'll let the rest of the Board, if you have questions, why don't you go ahead and ask Nadia. And Simon, just so you know, just because you're the Alternate, basically all that really means is that you can't vote. If you have any questions for the applicant, feel free to ask them.

Board Member Litten said okay, thank you.

Board Member Muhlfelder said I have a question. How many tables are you planning initially in the restaurant?

Applicant Raza said Barbara, we're only going to have enough space for six tables, four of which will have four person seating and two of which will be like a two top. So we kind of have to divide up and use our space to the best of our ability.

Board Member Muhlfelder said right, thank you.

Board Member Hitt said this is Dan. I have one question. Is the phase one dependent on phase two being approved?

Applicant Raza said absolutely not.

Board Member Hitt said okay, so if phase two never happens, you're still opening?

Applicant Raza said oh yeah, absolutely. We actually also put a contingency of liquor license, but I'm not even going to wait for that. We're so anxious, we're excited. I think everybody around that's visited is excited. I don't want to wait for anything. Phase two is obviously a dream - I would love to expand. But that all depends on Jeff Thomas and what happens with the Village and the Board, but we intend to open as soon as you guys allow it.

Board Member Hitt said okay, thanks.

Chairperson Hext said Steve, John - any questions?

Board Member Hukey said I have no questions now. I get it.

Board Member Litten said I think it's a wonderful idea to have a Pakistani restaurant in the Village. There's one thing about your plan that I'm a little concerned about, which is that you're going to be doing takeout. During COVID, takeout has become a real solid waste issue. A lot of communities have found that takeout waste has become a significant part of municipal waste that's being collected. And that is unavoidable given the nature of the COVID situation. But what might be avoidable is the amount of plastic waste that's generated. I know that the brew pub at Indian Ladder is using cardboard materials to do takeout, which is less permanent in the environment than plastic. And I'm just wondering whether you've thought about that.

Applicant Raza said absolutely. We're big on recycling. I have two kids that are 12 and 13 and we have a six month old at home. So my 13 year old - she's into all of this, and she made a great point. She said, Mama the curry can go in the plastic containers because it is going to leak out. But the rest of it, the rice and anything that's dry, we plan to put in those cardboard, like the Chinese boxes that fold. Yeah, absolutely, I agree with you on that.

Board Member Litten said all right, thank you. Appreciate that.

Chairperson Hext said thank you, good question, Simon. Steve?

Board Member Caruso said Nadia this is Steve Caruso. I did not see in my packet - what are your hours of operation going to be?

Applicant Raza said oh yeah, it wasn't in there. We plan to be open Tuesday to Thursday from 11 to 10:00 p.m. We were hoping to be open Friday, Saturday and Sunday from 11 to midnight, but that obviously can change if we feel that it's not as busy as we thought it would be because the Village does get fairly quiet around 10 o'clock. We may change that later, but we do want to be open till about 12 and then Mondays we plan to be closed.

Board Member Caruso said thank you.

Applicant Raza said you're welcome.

Chairperson Hext said okay, I do have a couple of questions and there are a few things that need to be included in your Special Use Permit (application) that weren't included. There was no breakdown of the square footage of the actual floor plan. I know you say 1200 square feet, but really what we need to see is 1200 feet: 1000 feet of that is going to be the actual restaurant part; 200 feet is going to be the kitchen. Where are the restrooms going to be located, the size of the tables.

Applicant Raza said I have it all. I wish I had handed it in.

Chairperson Hext said we're going to need that.

Applicant Raza said I've had this one for a while. I should have thought of handing this one in. It explains the kitchen, the square footage, where the table seatings are going to go, 30 seat dining. It includes the bar, the setup for the servers. We are contemplating still the two toilets. Although they're in the prints, we're going to start with the one toilet only because our space is so limited. So we're going to decide in the next few months about a second toilet but we're just going to be starting with one. So although these prints have the two toilets, I can cross off one and change the square footage to show the exact area coverage. But I do have the dining plan, yes.

Chairperson Hext said now you're saying there's going to be four four-person tables and two two-person tables. Is that right?

Applicant Raza said yes.

Chairperson Hext said so that's something else that probably should be on there - the size of the tables. What we need to know - the reason we're asking these questions - is the occupancy of the restaurant. If you have four tables of four and then two tables of two, and then in the future, two people at the bar plus employees, we need to know these things parking-wise. There's a certain amount of spaces that you need to have based on the number of employees - the maximum number of guests you could have. So we're asking you questions not to make it difficult, but just to go by our code and know that everything is the way it should be.

Applicant Raza said oh, absolutely. The parking was also a concern of mine because we share with Bamboo Garden and Paisano's, so I did have it included in my lease. But I have access to all of the back parking - that would be accessible to all of my guests. The thing we need to do right now is Jeff was mentioning as my landlord that he had to put in a handicapped space back there, obviously before it opens. But that entire parking space is available to me.

Board Member Hukey asked - you walk up from the back parking lot around the building to go in the front?

Chairperson Hext said so there's no entrance in the back but there's got to be a handicapped parking space back there? I would say there might have to be a handicapped parking space in the front, not in the back.

Applicant Raza said there's definitely one in the front, right in front of Paisano's.

Chairperson Hext said John, you might know this - you're better with that. I think you might need two.

Applicant Raza said okay.

Chairperson Hext said maybe that's why he said one in back, but I don't know that that makes sense to put a handicapped parking space in the back of the building where there are no entrances or exits.

Applicant Raza said right. That might be at phase two, but we'll let that go. So if we do need the two handicapped spaces in the front and that's confirmed, we'll have to revise it and fix it.

Board Member Hukey said Deb, when we talk handicapped parking spots, how many does she have? You have Paisano's, you have the Chinese restaurant, and then you're going to have this proposed restaurant. Do they all share one parking spot for handicapped, or should each business have their own handicapped? It doesn't make sense to have three or four businesses with one handicapped, does it?

Chairperson Hext said I believe it's based on the site itself. If that whole Plaza was one restaurant, I don't know that it would change the number of handicapped spots that were needed. I think it's based on the number of people that could possibly be in there at one time.

Attorney Phillips said but that's also something that might have been specified in the site plan for The Plaza when the landlord went through it and got his approval. So we should determine how many handicapped spaces he had represented at the time would be available on that site and how that matches up with what's there now. Just so we can confirm that there is the number of handicapped spaces that were determined appropriate at the time for the amount of space that was going to be made available in The Plaza.

Chairperson Hext said so you agree, it basically is the amount of space in The Plaza, not just each individual restaurant or Taekwondo place or whatever. I think it is based on whatever he agreed with in The Plaza, not just individually.

Attorney Phillips said I think we should be able to confirm by going back and pulling those records.

Chairperson Hext said Lance did you have a chance to pull those records to check the site permit for Jeff?

Building Inspector Moore said yes, they're on my desk. I haven't reviewed them yet, but I will. So I'll have a lot of those questions answered probably by tomorrow. But as far as handicapped, John, it's not upon individual businesses, it's upon the unit as one.

Board Member Hukey said that could get interesting if you go from a takeout restaurant to a sit down restaurant.

Building Inspector Moore said not to change the subject, but you could easily have handicapped in the back because it's all on one level. Ideally, you'd want them in the front and that's up to the Board. But it's not unheard of to have a handicapped around the rear of the building.

Board Member Hukey said well, that's a sloping down. So in the winter time and cold weather they're going to have to navigate around there. I certainly wouldn't call parking in the back handicapped parking that's reasonable.

Building Inspector Moore said that's up to our esteemed Attorney to determine.

Attorney Phillips said interesting question. I'd have to look to see if the ADA requirements specify maximum separation distance between a designated handicapped parking space and the actual entrance to the facility. It's not something that I know off the top of my head, but it could very well be subject to a maximum distance requirement.

Board Liaison Whalen said Allyson, if I could, this is Dean. I live this. There's not a specific distance designated or ratio or anything like that as far as where it can be. The ADA basically says that it should be proximal to the main entrance to a facility and, of course, therefore ramped properly - no steps, all of that sort of thing. To John's point, although I think technically you could have a handicapped space back there, I think maybe there should be some consideration by Jeff to maybe look at restriping in the front, if he's under currently or wants to address that specifically for the Pakistani restaurant. To John's point, it is an awfully difficult push to come from back there all the way around, even if it is graded such to get to the front entrance.

Chairperson Hext said I agree 100%.

Attorney Phillips said thanks, Dean.

Board Liaison Whalen said you would have to come down Altamont Boulevard; you couldn't come from the railroad side.

Chairperson Hext said Danny just sent me this thing out of our code. Nadia, Danny Ramirez is our Zoning Board Chair and he's like my second hand man here. Danny did you just send me the code - is that from our code?

Mr. Ramirez said yes, in Section 355-22 for sit down restaurants. And I know they're considered many restaurants there, because you've got the pizza place as well. They say one space per three seats plus one space per each employee for the maximum shift, or one space per 100 square feet gross floor area plus one space per employee, whichever is greater.

Chairperson Hext said thanks Danny. This is the reason, Nadia, that we have to have the actual footage on your application, to see that we're meeting our code. So you have that now. I don't want to have to make you wait until next month. So I'm thinking that we could hold a special meeting like in two weeks, once you get the information that we're requesting tonight in to us and we've had a chance to review it. As long as we hold the public meeting open, I don't think we have to make another announcement in the paper. We shouldn't have to send another notification out to the neighbors. Allyson, do we have to make a notice in the paper that a continuation of the meeting will be held?

Attorney Phillips said if we've already noticed the Public Hearing in the paper and done the notices to the neighbors, we don't have to re-notice to keep the Public Hearing open, either for an additional period to receive written comments or open to a special meeting if you want to provide an additional opportunity to receive in-person comments.

Chairperson Hext said okay, thank you. That's what I thought. I do have another question for you. The legal notice stated a sign permit. I did not see a sign permit in our package. Are you planning on having any type of sign?

Applicant Raza said yes, I picked a company called Ray signs. I think he did the rest of The Plaza. So I wanted everything to jive together. I'm in the process of picking out two different signs, but I do need to get that to you folks.

Chairperson Hext said and where's the sign going to be? Is that going to be where Subway was and where Paisano's is and all that?

Applicant Raza said it's going to just replace the Subway sign and then on that board that faces the parking lot, it's just going to go right underneath, I think, Bamboo Garden or whichever one.

Chairperson Hext said okay. Each sign has always been requested by the tenants. That's not something

that Jeff had in the original or Special Use Permit, because if he - I'm just trying to save you some steps here - and again, this goes back to whatever Lance found. If he applied for a sign permit for each of those individual tenants, then you shouldn't have to reapply. But you may want to check with Jeff on that to see how that was originally scoped. I don't know.

Applicant Raza said I mean, when Jeff and I spoke about he mentioned that I would need to do a separate sign.

Chairperson Hext said, okay good. You certainly have to do the sign permit. You have to have the size of it and what it would look like, have a rendition of it; have an actual drawing of it. Same thing with your floor plans, give us the exact measurements of everything. You're probably going to have to amend this to a Special Use Permit if you want to include a bar later on. I don't think you want to wait and include that in this one. But you could come back before us and amend whatever we do or do not approve on this application if you want to add a bar at a later time.

Attorney Phillips said just so I understand with this application right here, you had kind of described previously that you were thinking of having a bar in the 1200 square foot existing Subway space. So with the COVID restrictions in place right now, due to the social distancing requirements, if you had a bar in this space, it would probably only be used as a service bar right now, due to the fact that you could probably only fit one to two people at the bar. But is your expectation that when the COVID restrictions are lifted and you can go back to your maximum occupancy that you would plan to have a bar in the 1200 square foot, the existing Subway space as it is right now?

Applicant Raza said yes, we'd like to have that.

Attorney Phillips said so I think that then you are actually applying for the sit down restaurant designation right now including a bar.

Applicant Raza said yes. I'll tell you why - we had opted to maybe not build the bar right now, but because we were in the process of building everything else, I really didn't want to shut down the restaurant to have to construct the bar. So although it will be a service bar, although I understand it's not going to bring any income because I will only have two people at a time due to COVID, we wanted to build it so we don't have to shut down later for any further construction.

Chairperson Hext said you don't show that in your plan though. You don't show that in your floor plan for phase 1.

Applicant Raza said the bar inside?

Chairperson Hext said yes.

Applicant Raza said I'll have to pull that up.

Attorney Phillips said that may be part of what we had said before - these plans that were submitted with this application, they kind of show phase one and phase two. And it looks as though the bar area's kind of in this space as designated as phase two, but understanding that we can't really review and approve a phase two right now because it requires a modification to the building and a modification of The Plaza site plan. I think what we really need is for you to kind of amend your application to include what you were holding up - your layout of the existing 1200 square foot space that shows where you'll have the service bar.

Applicant Raza said right. And that includes the bar with the seating and we've crossed off where we're trying to social distance. You can't see it now, but I'll have that too as soon as I can.

Attorney Phillips said so I think Deb, with that clarification and if we have that kind of revised layout that is just covering the 1200 square foot Subway space, we kind of get out of that whole phase one phase two break down. And we're really just looking at the proposal to have the sit down restaurant with the bar in the existing space, and I do think that was kind of covered by this application. It does state it in the narrative. I'm looking at the notice now, just to kind of see how we noticed it.

Chairperson Hext said, I don't think we said...

Attorney Phillips said yeah, it didn't specify. And that's okay. It's up to the Village to classify what its use is, and it is really a change in use from a restaurant which was the Subway to what we define in our zoning laws like a sit-down restaurant. And that definition says it can include a bar. So I think that in the application for Special Use Permit I am looking at right now - it's actually on the front of the EAF - restaurant and service bar serving Pakistani cuisine.

Chairperson Hext said the EAF we don't need, because it's a Type II action.

Board Member Hukey said I have a question. Since Nadia has to come back with the information we just said, why doesn't she just come back with phase one and leave all the other stuff off the drawing so it's less confusing. That's what we're addressing, so why have all this other stuff that might come back and might not come back.

Chairperson Hext said definitely, that's what we're asking her to do. She understands that's what she has to come back with. And then just include the bar, Nadia, and the tables.

Applicant Raza said yes, and those are all included in this print.

Chairperson Hext said do we need her then to note any, when she amends this application, to note bar somewhere or does sit-down restaurant encompass it?

Attorney Phillips said the sit-down restaurant definition does state it can include a bar. I think Nadia when you resubmit that site plan, add even just a cover letter that says enclosed is the layout for the 1200 feet of the existing restaurant that I'm seeking a Special Use Permit for. Note that it has an area designated for sit down seating and also a bar area. That way, if anyone from the public wants to come in and review the application materials, they'll see with that clarification what's actually being proposed right now for the existing space. That does avoid some confusion with that other plan that had the phase one and the phase two, because you weren't really sure what was being applied for right now.

Chairperson Hext said does that sound fair, Nadia?

Applicant Raza said yeah, absolutely.

Chairperson Hext said does anybody have any other questions for Nadia at this time? No? Anybody else online or waiting to get in? Then given that, how fast do you think you can get all this to us Nadia?

Applicant Raza said I can have this to you tomorrow, because I already have the prints.

Chairperson Hext said one thing, make sure if you look at the checklist for the Special Use Permit - you know, you need 10 copies of the application. We made all these copies in the Village offices. These should come in your packet. You should have all of that ready to go, ready for us.

Applicant Raza said okay.

Chairperson Hext said it speeds things along. If the Village - Ginger or Patty - have to do all this, it slows everything down and they're trying to do the rest of their work.

Applicant Raza said I'll print them right now.

Chairperson Hext said alright. So given that, today is the 26th. As we go into November, we're dealing with Election Day. We certainly don't want to do anything around that. Is the 9th too soon for everybody - November 9th?

Board Members said that's fine.

Secretary Hannah said Deb, this is Ginger. I just want you to know I'm going to be in Louisiana visiting my daughter and her family from November 7th to the 17th. And then when I get back, I'll be quarantining because I have to quarantine. So that doesn't need to stop anything. If Nadia can just make sure that we have 10 copies of everything and Lance can get those around to everyone, we could do it that way. Then we can just record the meeting and I can do the minutes when I get back.

Chairperson Hext said that's fine. I don't want to hold Nadia up because of that, and thank you Ginger for mentioning that. So is everybody okay with the 9th?

Board Members said yes.

Chairperson Hext said then could I have a motion to extend the Public Hearing on the Special Use Permit and hold a special meeting on November 9th, 2020 to review the amended Special Use Permit for Curry Patta?

Board Member Hukey said so moved. Board Member Muhlfelder seconded. All in favor.

Chairperson Hext said I think then Nadia, we're good with everything that you need from us tonight, thank you. I'm looking forward to it. I absolutely love Pakistani food - you had me at curry.

Board Liaison Whalen said Deb...

Chairperson Hext said Dean...

Board Liaison Whalen said, just real minor. Nadia needs to correct this - there's some very minor inaccuracies on the EAF that probably should be fixed for the record.

Chairperson Hext said the thing is, Dean, it's a Type II, so we don't even have to review the EAF.

Building Inspector Moore said correct.

Board Liaison Whalen said oh, okay, because there is some inaccuracy.

Chairperson Hext said yes, I know. Dan, am I correct with that? Dan knows.

Board Member Hitt said yeah. It's a Type II action for this one piece. So there's no need for the EAF at all. Thomas would have to submit it for his modification.

Chairperson Hext said oh yeah, he'd have to submit probably not the short form. Thank you, Dean. Again, Nadia, we're really looking forward to it. We certainly need more business in Altamont. Hopefully we're not making things more difficult for you.

Applicant Raza said no, not at all. Thank you. We're very excited.

Chairperson Hext said thank you. All right. So then, Board, you're not released from your duties yet.

Board Member Hukey said do you want me to make a motion to approve the minutes? Is that what you're looking for?

Chairperson Hext said we can do that now if you want, we can skip around. Can I have a motion to approve the minutes of September 28, 2020?

Board Member Muhlfelder made the motion. Board Member Hukey seconded. All in favor.

Chairperson Hext said thank you. Has everyone had a chance to review the Planning Board documents that Ginger sent along - the SUP Conditions, the Planning Board Checklist for the Special Use Permit and the Applicant Checklist? Something came up tonight, so it's like this is an ever changing thing. We're just trying to streamline everything. The Village employee staff have enough to do without trying to keep track of everything they have to do for us also. So checklists are the thing to do. Does anybody have anything we should add to any of them? I think Ginger did an excellent job including things.

A discussion was held about the forms, with the only change being that Secretary Hannah will add to the Planning Board Checklist that the list of neighbors should be included in the packet to the Planning Board.

Chairperson Hext said thank you, Ginger.

Applicant Raza said I have one quick question. So with the handicapped spaces we'll need by November 9th, just know, so I can discuss that with Jeff and let him know if we need a second space. What I was thinking and brainstorming in my head is that we have that L-shaped parking lot in the front. And the one handicapped space is right in front of Paisano's. I was thinking maybe closer to Main Street. We could put that second one at the very last parking spot, if need be. So is that something that we can discuss on November 9th just to finalize that?

Chairperson Hext said yes, we get that.

Building Inspector Moore said Nadia, are you talking about where the corners come together?

Applicant Raza said yes.

Building Inspector Moore said where is my man from DOT? Because of line of sight, there might be a problem with that.

Applicant Raza said or putting it maybe where the bushes are, where you go on the left of the Subway.

Building Inspector Moore said that's a good spot.

Chairperson Hext said where are the ramps?

Building Inspector Moore said the ramps are on the Stewart's side - that's street level. There's steps down by the library, but it's wheelchair assessable on the Stewart's side.

Chairperson Hext said we're saying to put the second one where Subway is, where the restaurant is going.

Board Liaison Whalen said Deb, Dean again. I would suggest you don't do that. If you're going to add a third or whatever is required, it would really want to be up near the pizza place, otherwise you have a wheelchaired individual going behind cars.

Chairperson Hext said that's why I asked where the ramp was.

Attorney Phillips said so before the November 9th meeting, we should pull the approvals for The Plaza to see what was required at the time when he obtained his site plan approval and where there was actually handicapped spaces designated at the time and just compare it to what's there now and what if any additional should be required as part of this application.

Chairperson Hext said Lance, that's on you.

Building Inspector Moore said you got it.

Chairperson Hext said she would try to stop in tomorrow and help Lance out a little bit.

Applicant Raza said I already printed 10 copies. So I'll bring these over to either Ginger or Lance in the morning.

Chairperson Hext said perfect. Thank you. So can I have a motion to approve the Planning Board documents - the SUP Conditions, Planning Board Checklist for Special Use Permit and Applicant Checklist for Special Use Permit?

Board Member Caruso made the motion. Seconded by Board Member Hitt. All in favor.

Chairperson Hext said does anybody have anything else that they want to discuss at this time? Since no one spoke up, she said we'll see you on November 9th at 7:00 PM.

She said can we have a motion to adjourn this meeting? **Board Member Muhlfelder made the motion. Seconded by Board Member Hukey. All in favor. Meeting adjourned at 7:50 p.m.**

Respectfully submitted,



Ginger Hannah, Planning Board Secretary