



Commissioner Martin asked if the architectural rendering of the proposed building and adjacent surroundings was completed as requested by the Commission. Mr. Mafriaci stated that they do not have the exact rendering that was requested however Mr. Mafriaci displayed a rendering of the proposed building from the perspective of traveling east on Central Avenue. Chairman Dennis questioned the accuracy of the rendering based on the perspective shown since the telephone poles are shown as being taller than the building and surrounding structures of comparable height to the proposed storage facility.

Engineer Laberge asked if this perspective was from the standard of approximately 3.5 feet above ground level which is typical for a driver. The applicant indicated that that was correct and that items in the foreground will appear as tall or taller than items in the background.

Chairman Dennis asked Mr. Mafriaci to show the existing and current conditions and compare them to the proposed building. Mr. Mafriaci stated that the proposed building will be closer to Central Ave and closer to the east side of the property which would be Kim's Market than the existing building.

Chairman Dennis asked Coordinator Hart to read aloud any correspondence received for this application. Coordinator Hart stated that she received three letters. The first is from resident Noreen Karins of 2 Southwest Way and the other two letters are from Catherine Walker and Lynne Lyons of 4 Locust Park. All letters are attached hereto.

Attorney Caponera explained that due to the current covid-19 pandemic and under Governor Cuomo's executive order 202.1, issued March 7, 2020, the public's right to be present at such hearings have been suspended to the extent necessary to permit any public body to meet and take such actions authorized by law without allowing the public to be physically present at the meeting, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed. The public still has the right to review all application material and submit comment via e-mail, which some residents have done. Attorney Caponera stated that the Commission has 62 days to act on the application once the public hearing is closed. The only way the 62 days can be extended is if requested by the applicant and/or agreed to by the Commission and applicant.

At this time the applicant had completed his presentation and Chairman Dennis polled the Commission to see if they would like to close the public hearing or keep it open.

Commissioner Hart stated that in his opinion, the hearing should be left open due to the existing hardship of the pandemic and so residents would have more time to provide additional comments and/or ask questions. The proposed building is much larger than the existing building.

Commissioner Judge stated he would like to leave the hearing open.

Commissioner Martin stated he would like to leave the hearing open so an architectural rendering of the proposed building and surrounding area can be shown to the residents to help them envision the full scope of the proposal. Commissioner Martin stated that he would like to see the elevations from both east and westbound along Central Ave with the interlay of other buildings. Mr. Mafriaci stated that there is a real view driving west of the proposed building and displayed it for the Commission. Commissioner Martin emphasized that he would like a perspective from the

residential area, specifically 4 Locust Park as those residents will be impacted and they should be able to have a full understanding of what the building will look like.

Commissioner Keegan stated that he would like to close the public hearing because the correspondence received did not specifically state comments regarding the subdivision which is what the public hearing is for. Commissioner Keegan explained that the letters received stated concerns about the building and site plan which is still being reviewed. Commissioner Martin stated that if the building moved, the subdivision plan may change. Commissioner Keegan stated that the two lots are up to Village Code standard.

Commissioner Hart stated that the subdivision remains the same regardless of the building size and the properties can be subdivided into two parcels no matter what is built on them. Commissioner Hart explained that he agreed with Commission Keegan and stated he would like to close the public hearing. Commissioner Judge agreed and changed his answer to close the meeting.

Commissioner Chudzinski stated that he would like to close the public hearing as they are discussing strictly the subdivision at this time and the subdivision is within Village Code and does not require any variances.

Chairman Dennis stated that the majority of the Commission wishes to close the hearing. Engineer Laberge stated that there has not been a SEQR determination yet as all SEQRA documentation pertains to the whole project; one subdivision application and two site plans. Engineer Laberge stated that a decision on the subdivision cannot be made until a final SEQRA declaration is made. Chairman Dennis stated that the Commission can close the public hearing but will not vote until a SEQR determination is made bifurcated from the subdivision and site plan approvals.

Commission Martin again raised the point of another rendering showing the proposed building from the perspective of residents standing on Locust Park. Mr. Mafrci displayed a google early image of 4 Locust Park. Commissioner Martin stated he would like the architects to put the proposed building into that view. Mr. Tyler stated that there are several large trees in way of that view. Commissioner Martin stated that he was aware and would like the proposed building to be shown through the trees.

The Commission discussed a potential need for another rendering illustrating perspective coming eastbound on Central Ave to parallel the westbound illustration. Commissioner Hart asked how tall the proposed building is. Mr. Mafrci stated 32 feet. Commissioner Hart stated that the telephone poles are about 30 feet tall which gives a lot of perspective on the size of the building. Mr. Mafrci stated that the rendering is from the perspective of a person sitting in a car, about 3.5 feet off of the ground. Chairman Dennis questioned the accuracy of the rendering based on the perspective shown. The rendering showed the telephone poles being taller than the building and surrounding structures of comparable height to the proposed storage facility

Chairman Dennis stated that he would like to see the renderings Commissioner Martin requested and stated that the SEQR has not been determined and will be reviewed further.

Commissioner Hart made a motion to close the public hearing. Commissioner Judge seconded the motion.

VOTE:                      Chairman Dennis – Yes  
                                  Commissioner Martin – No  
                                  Commissioner Hart – Yes  
                                  Commissioner Judge – Yes  
                                  Commissioner Chudzinski – Yes  
                                  Commissioner Keegan – Yes

Motion passes, public hearing is closed at 7:24 p.m.

Respectfully Submitted,

Alexandra M. Hart  
Planning Coordinator