

CITY OF SCHENECTADY
NEW YORK
CITY PLANNING COMMISSION

Room 206, City Hall, Jay Street
SCHENECTADY, NY 12305-1938

Meeting Minutes for April 19, 2023

DRAFT

Reviewing the following projects: John Roth is here for a project in 264 State St., Bryan Lockman is here for a project at 143 State St., Mahabir Sookdowar is here for a project at 854 Albany St., SEI SPEEDWAY HOLDING here for a project at 229 South Brandywine Ave., And VINOD BRIAN JAGNATH is here for a project at 743 Strong St. Also, for old business filing John Roth for a project at 224 State St. and Thomas Lynch is here for a project at 530 Franklin St.

These projects will be the only ones we are going to be speaking about, if you're here for another reason that's not on the agenda, we will not be able to speak about that. I am going to move Item A under old business. John Roth project at 224 State St. Up to the top of the agenda is because the three are the same owner and they have someone who needs to repeat themselves easier (inaudible) people all at the same time.

Let's back up for a second, do a Roll Call: (Speaking Mary Moore Wallinger, Chair)

Commissioner Lewis: Here
Commissioner Beach: Here
Commissioner Wilson: Here
Commissioner Hitlall: Here
Commissioner Evers: EXCUSED
Commissioner Nadler: Here
Commissioner Tearno: Here
Commissioner Engert: Here
Christopher Marney: Here
Christine S. Primiano: Here
Denise Dalton, right here. Very nice to meet you, you too.

How this meeting works for anyone who is new to this. I will call up a project to introduce and the applicant and their representatives to come forward to tell us a little bit about the project. I'll then open it up to the Commissioners for discussion; and then we will open it up to the public for public hearing. Every time if you wish to say something, if you could come to the end of the table, sign in, introduce yourself, direct your comments to the Planning Commission, and then once that's done, if we need to get more information from the applicant and have them respond from direct questions, then the commission will discuss the project then we'll make a motion to vote on it one way or another.

So, with that, the first project I will take a motion to approve the meeting from the February 15, 2023, meeting. Commission Hitlall and Commissioner Lewis. All those in favor say aye. Aye, any opposed, anyone abstained? Thank You. So first, we will have John Roth with site plan approval pursuant to Section 264-90 B and F of a proposal to construct two levels of parking and 24 residential units at 224 State Street. Tax parcel # 39.71.-3 - 5.1 located in "C-4" Downtown Commercial District. And for the record, Commissioner Beach will be recusing himself from this application as well as the next.

John Roth
Site Plan Review

Commissioners Tearno and Wallinger

My name is Jamie Easton. I'm a CP Land Services. I'm the civil engineer on this project. If the board kind of remembers, basically, about 18 months ago. This project was approved for second approval for this building, which contains at 224 which contains 24 units and two levels of parking. As part of the project, we have seen the variance for the additional parking shown on this project site. We obtained that variance, and we have a shared parking agreement currently right now, between 224 State St. and Electric City Apartments. So that's what this project is as far as section of approval. During that time, architectural review was not done as part of that project, during that initial segment. So, this is why we're back here tonight for the architectural review of this project. At this point, I will turn it over to Luigi. Who will be talking about that portion of the project. My name is Luigi, and I am an architect. (inaudible)

And just to go over the design of the exterior trying to tie in with Electric City. We tried to do something more modern, so we just did a simple design, we used brick that's used a lot of next door and then metal panels, dark gray area and then we have some capstone elements for some details and then entire rifts for the windows, for all the windows on the project. So, they're not vinyl, and then the base of the first floor is (inaudible) so we used different colors.

Around the site, (inaudible) maybe that same metal panel. Originally it was going to be fire cement but the owner, finding that he doesn't know anyone that (inaudible) Links and it'll just so the national park's own title.

Chair speaking: Can you remind us of what's happening behind the store front on the lower floor?

Luigi: its all parking

Chair Speaking: so that's all parking?

Luigi: Yes

In this area, you're in the main lobby, front room and all that becomes the main entrance of the building off of State Street. You've got the elevator stair and then this is the parking entrance and the State Street, where the lower level is access to the back.

Chair Speaking: So, in what terms (inaudible) will be lobbying. Two of those doors

Luigi: Correct

Chair Speaking: then what is behind the window and then on left side?

Luigi: this one here? That goes into the parking garage. I think there is bike storage there and there is a door that they use to go out. I think that we're reading that larger opening, opens to cars, so if ...

Chair Speaking: so, it's pedestrian door?

Luigi: so, it's yeah, it's a pedestrian door.

Chair Speaking: Other questions from the Commissioners? Do you have a title (inaudible) with you? Given side elevation with you?

Luigi: Yes! So that's the sign. So here, see right here the sign we have. A smaller 5 foot 5 (inaudible) at this level here and then this part of the building actually recessed back from ARC. Separate the firewall and stuff like that and then we have the parking deck see, it's sloped; there, Electric City side have some paneling on the electric city side, a view of the courtyard. (inaudible) Yeah, the backup stair tower. (inaudible) and that is resolved.

Staff: So, can you go back to the other side? You're on state street headed east from Albany. So, on the bottom there is going to be (inaudible) above ARC? Is there a reason why there are no windows there? (Was explained if another bldg. was built, they would lose windows.)

Luigi: we can put some windows there. This building is virtually locked down. (inaudible)

Commissioner Nadler: Only parking from State Street or when you come back that you can only get in and out?

Luigi: So only from state street to that first level and then from the lower level is from the back.

Commission Nadler: How many parking spaces are on the first level?

Jaime: There is for a state street level, there's approximately about 25 and on the lower level there is approximately 30. I think there's a total of about 55 to 57 parking spaces. Is between the two levels. And it's pretty evenly distributed.

Commissioner Nadler: So, you would be having a lot of traffic. At a certain time, like between 8:00 and 9:30 in the morning and then people come home, between 5:00 and 6:00 in the evening and you'll have 20 to 25 cars approximately coming in and out of there?

Jaime: Yes. Yeah.

Commissioner Nadler: is it bad with state street traffic?

Jaime: Well, State Street, Erie Blvd. Here shooting back, yes, it's all part of that. That traffic that where you're currently sitting.

Commissioner Nadler: And if somebody would, I mean, they were coming in, some say Albany and then pulling this way, it could hold up a lot of traffic issues that traffic, more traffic towards Albany? Client vision is something that may not happen, I don't know, but a lot of cars will be added, you know at that particular time.

Jaime: Due to the district, the way that this entrance is from the intersection off of State and Erie. Pulling in it should not affect any human distance as you pull it out. Any fall back up because of that, it is what you're getting at. If you're getting to the first level, parking from State Street, those 25 parking stalls, these bottom parking stalls commit to you're just going to Erie Blvd to Erie Street. Go through the existing ARC parking lot and that's how we'll be going in underneath there. Most likely, most of these parking spaces will be assigned by the tenant or the landowner, and the goal is basically the ground floor to be for parking use so that people can get in and out and as part of the CTA variance during the idea of the State Street parking was more meant for the commercial frontage of Electric City do the fact that, the prospective tenants have off set parking and issue. And it's for that they wanted a place for their employees to park, a place for their customers to park and utilize that storefront. So that was one of the reasons why we over parked this building originally. Was to meet that demand so we can fill out those storefronts with our very general thinking. At this current time, because that's been one of the comments of one of our perspective tenants that we mentioned, OK.

Commissioner Hitlall: Looking at the picture here, farm building is on the right that is open on the left, right?

Jaime: Which one are you talking about?

Commissioner Hitlall and Jamie: Let's back this. These are set back. The ones in the middle, Deal set back to a plan. Plan we have. Yeah, it could be. These would be blocked. We could be in an alleyway, so at least they can look down I don't have that building here.

Chair Speaking: Let me give you a little bit of natural correct, I am thinking that a lot of plants just play the top part of the ARC, please. How long that building should be there or what that feature is?

Jaime: OK.

Chair Speaking: (inaudible) The design for something other than Windows if you want some materials or something.

Luigi: Outbreak levels here, so I can at point and then that way. Yeah, they need to do something to get it.

Chair Speaking: But on the top level.

Luigi: Yeah, I can try that.

Commissioner Hitlall: I think you know. We do have the apartment with you all. Right. Building for its lack of. From the net series here is a window. And then you used to live around here. The Construction of the bldg. or lack thereof.

(This there some inaudible conversation between the Chair and Commissioner Hitlall)

Chair Speaking: Are there other questions from the Commission? Before I open this up to the public? Is there anyone from the public who wishes to speak to this project?

Public Naumoff: Last question, if you're going to enter, you're going to exit on State Street and some of can be dangerous to exit your car, these cars are not going to wait. They so you're going to go right or left, there's traffic.

Chair speaking: So, all right, so that has already been approved. There have been certain discussions about the technical and how it has to happen, and it's not much different from there, but that's already been approved and not on. So, this is really just about the only thing they need to come back for this evening is for the architectural details. So that was a big part of that discussion. And can I get your name just for the record.

Public speaking: My name is Barbara Naumoff.

Chair Speaking: Can you spell that? Did you get it?

_: NAUMOFF. OK

Chair speaking: OK.

Chair speaking: Were there any other comments about architecture on this project. Right. None. I'll close. The public hearing. We just need anyone I commend you for. Again, having the staff parking is really creditable and having the kind of separate that made downtown this more walkable and seeking sensibly about. I appreciate that both of these projects have done reducing parking that we haven't had around the buildings downtown. I think I just want to say to see more balconies on State Street. To be completely honest, I like the details. Commissioner Hitlall and Commissioner Evers. So, with that, I will take a motion for site plan approval. All this. All in favor, say aye. Anyone opposed? Anyone Abstained? All right. Thank you very much. Congratulations!

(Need windows, don't want blank walls. Would want a mural, or some type of detail. Also suggested a fake window. This meeting was about architectural structure of building.)

John Roth
Site Plan Review

Commissioners Tearno and Wallinger

Next up, we have John Roth requests site plan approval pursuant to Section 264-90 F of a proposal to construct a four-story mixed-use building with six residential units and one commercial at 264 State Street, tax parcel # 39.71-3-12, located in a "C-4" Downtown Commercial District.

HE will be repeating himself from this.
(a lot of inaudible talking)

Jamie Easton speaking: Good evening board again. My name is Jamie Easton. I'm with CP Land Services. I'm the civil Engineer for this project. The project is located at 264 State St. which is the opposite side of Electric City at the exact corner of State and Erie. The closed project details basically a 2000 square foot corporate profit is a four-story building on the corner currently right now kind of gravel area that's kind of fenced in right now. If you've been down, there. There are four stories on the 1st floor, we will be retail space. And the three-story level for 2-3 and four will have six apartment units for the project. That's really all we could fit in this space and one little, small little electric city. We wanted to kind of wrap the corner. From a site plan perspective, parking, some of the parking will be going to 224 State St. for their parking agreement. Again, this is kind of master planning. You can see it unfolding now. A little more than when I presented the project. You can have some ideas what works for this. The there's really no impacts, water, sewer, stormwater. Those have been addressed in letters. Routes have a flood plain, so we're OK and that location for this project site, we do have some correspondence from Shippo. And the consent that they looked at the project site. And turning there's the site is not better there's no archaeological system areas located in this location. Again, traffic wise and producers, you know traffic and some of the rooms around that corner and the whole focal point. And I'll turn it over to the architect because my job was really easy on this job, because if you look at the site plan. It's really most of the site is just dump.

Chair speaking: Actually, you have a copy of the site? (inaudible)

Jamie: The view on the screen as you can see, it's the pipeline, you can see the property line, have to use my fingers because the laser beam does work, but were you see this wall right here, where these staggered lines are is the existing Electric City, the property line starts right here on the existing corner, heads up here and across this corner, this is the only 4 ft. in width, this building looks like a triangle, that's the best way to put it. Certainly, if you have driven by on this corner you see these two electrical transformers, two big green boxes are a reference point down in this location. So a part of this project we will be re-doing the sidewalk, it's deserving of that. Um, we will have utility connections for water and sewer for the project. But really most of the site is built.

Chair speaking: ok Thank you.

Jaime: Yup

Luigi: We began to reform the architecture for this building. We were still doing the (race for like 4 and then the) (didn't understand what he was saying. He was talking too low) 1st 2 levels. We were changing our central block, our central cost on that so much of what we did at Frog Alley. The textural store front here and again the Pyrex windows and in the corner of this look is going all the way to the living room. Where the living room and all those apartments. The awning and the canopy can be decorative piece right now. And then we have a large store front area. So, this is 1 unit, and this is the other unit, so we will have a large living room.

Chair speaking: And the lower floor will be a store front on the corner?

Luigi: Yeah.

(Inaudible talking) to no talking...

Commissioner Hitlall: Is this the only one without signage?

Luigi: Yea, this is the only one with signage. It will be on the building.

Chair Speaking: Will this building be completely separate from Electric City?

Luigi: No, it will be a part of Electric City because we share power because their main lobby stairs are in the back corner are the elevators.

(inaudible) by Luigi

Jaime: The goal is to break out with three separate projects. 264 Is what you're looking at. Electric City, and 224 State St. We are ready to present our files for Electric City and 224 State Street. Those projects are separate in defining our reasoning for the equity with financial approach. That they understand our goal is after everything was done, they don't take anything by approaching just one. It will be one unique tax parcel.

Chair Speaking: is there a trading plan?

Jaime: Yes

Chair Speaking: What is the relationship between the Finished floor and the sidewalk? (No talking currently) (inaudible) I'm looking at your (inaudible) this doesn't have any spot elevation.

Jaime: um, there are spot elevations, they are just tucked away (inaudible) There is a violation that they're just hard to read on the course of those, but if you look at the finished floor, certainly the road slopes Erie Blvd are sloped from State Street. I'll say really in the southerly direction from top face to the bottom, approximately 4 feet in elevation change. And you just count that by looking at the comments. 1234. It's roughly what's filling across there. We are matching state streets elevation of the building so the sidewalk is flush with that. As the building goes, moves from across the north to South, there is some space between the existing sidewalks and our building run rating. Up a little bit higher. But you are coming to just basically, make that as a grass area where it's roughly approximately 2 ft. from the sidewalk to the building is probably elevation the finished floor. Certainly, this farthest south corner may be exposed by about approximately. Not just going to. Happen is just right here. As you're walking about foot, foot and half, southern corner building. And then the finish floor would be approximately 3 1/2 feet off from sidewalk. Because time from here to here, is completely level and that would be the worse location at best.

Chair Speaking: What would be the material used?

Luigi: We'll bring both that line down. So, we'll do a (inaudible)

Chair Speaking: Well, it looks like the corner is like this, like less than 239 on either side lower than 239 and then showing the building elevation is 240. The reason why I am asking is we have ended up with a rash of buildings, where nobody thinks about how to get inside from the outside until after they have built it, and we end up with big ramps in the city public sidewalk. And it's unacceptable and reasonable so we want to make sure that doesn't happen.

Jaime: So, the finish floor it at 240 that is correct. That's based upon...That's all. So, if you look at 239, way up at the top. If you look at this tunnel way up there that's 239. That's the bottom of the

Chair Speaking: They're getting higher in the corner?

Jaime: So, this right here is 239 and the sidewalk and then we get to the dropped curved of the building we get to the dropped curve off to the building is 240. The existing sidewalk spot elevations. I matched that. So that that. That's all our woodwork and. They didn't survive, I told them. That sidewalk elevation and wrap it around so its previous is critical. So,

as you walk in from that front entrance way, it will be slugged. So, it's a completely normal transition. Building will branch through nothing needed for that main storefront compliance. Everything else.

Chair Speaking: Are there any questions? Is there anyone from the public? You know. Put public hearing one other question. I just want to ask about the lower floor. Because you have this situation where you've got State Street coming out a little bit and you've got Erie Blvd. kind of going back in an acute angle. You noticed this on your watch, diagonally on the opposite corner in front of where the train station is. There is a lot of tension, and the sidewalk is so narrow. Attention to that corner, you're basically accessing the course and walking through. The curb ramp and break into the traffic and the slope is not great and that we've got these like really prominent corners where there's about this much space for anybody walking and have you thought about it or is it feasible to think about this; on the 1st floor, just doing a kickback or padding corner. Just to open that visibility a little bit more. The hard corner is close to the door. One the lower floor just knocking it back a bit and address the corner a little bit more and allow for space. We do have more and more people living downtown. Cooler stuff that's happening on both Erie and State Street. Could help with you know even business traffic, but just trying to think about it, is there a way that corner doesn't have to feel so uncomfortable with your (inaudible). Be worth looking at, obviously that a little better and it might be that having the door oriented towards the corner. But I think it was one of the things that struck me by the time you get to that corner you feel like you're in the enter section.

Luigi: inaudible

Chair Speaking: Yeah, you can almost add like a covering where your entryway is,

Luigi: inaudible

Chair speaking: I do really appreciate the amount of detail if you don't see that and it's not a blank wall to play ball on that side. I just like the way that you've used (inaudible). There should be more awnings and balconies over the 1st 2 floors, it will take a bit more to do. So yes.

Luigi: This upper floor goes up. So that's an internal stair for that, stepped down on the front because she has a patio for this corner.

Chair speaking: Any other questions? Community effort to have a volunteer for leading us through. So, we don't need this. 1st I need a motion for negative declaration. So, we don't need it. To use this, manage motion for negative declaration for leader made by Commissioner in your segment. All right. And I will take a motion for site plan approval we see conditions that the interest remains accurate with the proposed and that you. Conversion into the corner and if you get back to proceed with whatever you decide to do. So, I will take a motion. Made by Commissioner Lewis by Commissioner Nadler on the favor. Speak by saying aye. Aye, any opposed? Any abstained? Commissioner Beach abstained. Congratulations and thanks very much.

Bryan Lockman
Special Use Permit

Commissioners Beach and Engert

All right next we have **Bryan Lockman**

Requests a Special Use Permit pursuant to 264-61 H of a proposal to paint a mural on the side of the building at 143 State St., tax parcel #39.71- 2-25, located in a "C-4" Downtown Commercial District.

(There was some inaudible conversation) someone asked to be excused.

Betsy: Good evening my name is Betsy Hamburger

I am here on behalf of the mural, which for those of you, if you deal with artists. What was submitted was she threw all the different images. That she's considering she now. She's narrowing down, but this is still not final because this is too close to me. One of them I don't want. I didn't want to do this electronically. It's still too close to the original artwork. You cannot do that. That's violating copyright. So, there will be when this gets around, like for example the on the bike they will have helmets on. Several of the books might become notes or singles or laptops. You know there will be, it will be, it will variees and you can also tell that Frog and Toad that this is all based on Arnold LaBelle grew up in Schenectady and 1951 graduated last year high school. While there is a tiny little nook in the Karen Cross, the library that you know this award-winning author. There's going up It's going to be there's. Nothing more vicious, and so I've been trying for years to try to get something, and I think this is, you know, getting the funding is always the first thing. But so, this is what we proposed. The palette of the colors. Is also much different from you know um, yes, I see you apply for Community paint day. If this is approved and they'll close just the one block of Ferry, it's Saturday, June 10th.

Chair Speaking: They will be using high quality paints.

Betsy: Oh, yes, yes, yes, that's high-quality latex like we did for the pizza King. It's not your ability. Questions from the Commission. Is there anyone from the Public who wishes to speak through this project.

Public Naumoff: Is this going to be South Ferry St. or State Street?

Chair: The address for the building is on State St. but mural will be on Ferry Street?

Public Naumoff: ok on Ferry Street?

Public Naumoff: OK.

Public Naumoff: I worry about people seeing it and then coming around the corner and smacking into something, it's a blind spot to begin with. They see something like this when they go by (inaudible).

Chair: I understand the concern starting out but It's also something that's been trying and accepted.

And they're condemning when asking questions.

Public Naumoff: Well, we're very happy to have you. I'm sorry. Very busy. You're visiting. Well, my neighbors, they couldn't come down here, you're sick.

Chair: Can we get up today rolled about? 8 seconds and there's certain guidelines. Right. If you can just keep your comments directed to the commission. That we'll be asking all of those but in terms of the maintenance? It's one of our requirements that it be maintained if it's not maintained, it must be painted over. Well, that's it. Is there anyone else from the public who wants to speak to this project? All right anyone will see more around downtown, and I think a lot of people have no idea that fun, playable, exciting way. To kind of show off. And improve it ever very boringly, like well, so.

The visuals and have been happening there. Which has been part of those as well and we will expect by the well, I know. You guys have been very good at speaking, but.

Betsy: Just a comment as an Artists members connected to our society. I think it's wonderful beginning to see more work than we are the actual vision. Our people are not founded chosen so lightly. Flavor process.

Betsy: here will be a QR code. There will be a QR code on the building that will take you to more information about our art and possibly you will know once the website gets this out. Which is our goal. A few years ago. And so, you could even have like a. Series around the city. Well, it's interesting that. The original building, we wanted was owned by someone. You know, vacant lot with both new buildings, but we were not able to get permission and then when we found out it. Was and it's always going to be frog and toad to have been trying for years. And it's like, whatever, it's almost karma. That would be a Great if people travel all over to you and see your work. And connected.

Chair: Any other questions or comments? Just for the record, I closed the closing. And so, we do need. Paper and this is the one. All right, so I was thinking a motion for negative declaration for speaker. Commissioner Hitlall and Commissioner Engert. All those in favor? Aye, aye. Opposed and. And now I need a volunteer here to take us through the special use permit.

Just read it. The motion. Our way.

OK, so that I move.

Commissioner Nadler: That the proposed building where you shall not substantially impact on the nature. And character of the surrounding neighborhood. To determine substantial impact the Commission shall consider the location and size. The nature and intensity of the operations involved in conducting connection with the size of society in relation to the positives and the location of the site with respect to speeding access to the proposed use. The Bureau will be in a commercial district. And will be treated as virtual world side to side. Live life off the mural will add to the positive impact because it will contribute to the sensitive place that exists throughout that. App again, the properties, the proposed building or use will not have a substantial or undue adverse effect upon adjacent property. To characterize the neighborhood traffic conditions, parking utility facilities and open values affected in public health, safety and general welfare, the mural will enhance the character of the commercial neighborhood and provide an artistic visual connection. Between themselves. Will be St. Connection with the proposed. You shall not be more objectionable to nearby property by releasing of noise used by vibration or flashing lights. That would be the operation of any committee use not requiring special use permit. No nuances have been gentrified. Here is the result. Facilities and services to proposed building or you shall be served. Adequately by essential public facilities and services such as Highway Street parking spaces, police and Fire Protection, drainage structures, residence disposal, water and sewer schools, there will be no impact. The facilities and services. Loss of significant features, the proposed building, their use will not result in the destruction, loss, or damage of any natural science, architectural or historic feature of significant importance. There will be no losses than just significant features as the mural was. Changed on the side of the building that is currently underway. Complies with all national requirements imposed by the provisions of this chapter. The proposed rural complies with all factions of resounding code and enhances the beauty of Schenectady.

Chair: Thank you. May I have a second question? Commissioner Engert and Commissioner Beach abstained. All those in favor signify by saying aye, aye. Anyone opposed? More Frog and Toad

Ladies, and gentlemen thank you very much.

Mahabir Sookdowar
Change in Tenancy Review

Commissioners Hitlall and Lewis

MAHABIR SOOKDOWAR

And next on the agenda, we have Mahabir Sookdowar name. Please feel free to correct me. Request approval. Automobile detailing and cleaning at 854 Albany St. tax parcel # 49.33-4-15.1. Located at C-2 mixed use commercial district.

Chair: Have you received the staff comment for this project.

Mahabir: Pardon me.

Chair: Did you receive staff comments to this project?

Mahabir: I received it yesterday evening?

Chair: Do you have any of the missing allocation information?

Mahabir: No because I would be grateful if I could finish what is needed to well satisfy the plan, but I would also be glad if I can make my presentation and then comment can be made. I'll take notes and yes, my name is Mahabir. I am applying for this vacant property for my city to open my, to establish, Car detailing and cleaning facility. The property is about 25 feet wide. And about 150 feet long. Which has a yard space or an open area of 30 feet. I propose to upgrade this building. New Windows, like the plan, said new offices. And I have to upgrade entirely so that. You know, it would be usable for the purpose it was intended to. I will create green space where it is they're actually visually occupying all area. I will open this and have plans so that it could be, you know provide the you know, since of the environment. I will make sure that the building is painted appropriately. That it is fenced. I think there would not be parking in the lot. The vehicles would be go, will be taken into the building where the work could be done. And when it is finished. That would be taken out. But for the comments, the comments said that.

There are lose paints. That the windows in front both it was bolted. I cannot do anything about that, but in my plan, I see that Windows would be placed there. And through the building due to sticking light. So, I mean that could be taken care of also what was mentioned in my plan that it would be faster, which would be clean and faster. So that taking care of this is being fixed. So, at this time. I think that is what I reviewed. Unless you want to ask these questions, but if you would like to see a plan, I will pass it.

Chair: Did you have the architecture of contractor check the condition of the facade and the stability of the facade. Of the building?

Mahabir: No, I did not. Because it's the first time I am understanding that you know this is what we need. I actually do not have the building as of yet. I do not own it. So, you know if they want to. Go inside, I can. Get inside. They can look at it from the outside.

Staff: Do you have contact with the real estate agent that has the property?

Mahabir: If I get yes, I do have.

Staff: OK, so they can get back into the property to inspect it so that way you will know what is needed and how it will cost to secure the façade for the side of the building. Because right now its in real poor condition.

Mahabir: Yes, I can handle it. That the condition of the building is not a problem. I can handle that. That's why I see that plastering needed to be done.

Chair: The façade is in such bad shape it's very hard to tell what's wrong. We really need a drawing that lists the material that shows exactly what needs to be fixed.

Mahabir: No, I will keep that because I think it is. It is strong. I've seen buildings. That is not much. Weaker than that and with variable signs and this is a single-story building. So, there is no. You know, building on this structure, but you said you want this to be controlled by an engineer. Is that what the time is? Speaker farmer. Huge chunk of the brain that's missing. Not that. That I can deep fear of That, that's not the problem. And the other thing I want to see is that. As soon as. I get the building I would have. To bring in the pool. So, if that would be in favor.

Chair: You cannot put one in the building that is not brought to code. Interval requires that you show 100. Yeah, but I agree that was the front of the building. I think that that part is strong. I looked at it. Very often, I think the front of the building is stronger. Then the rest of the building. The other is we've had a lot of problems in the city with garbage coming. Too many cars' parks on site. And storing equipment outside and. This Albany St. Corridor is like a whole neighborhood commercial corridor. It's really going to be business friendly and so that storefront is important and on the whole type of effect right in the heart of the corridor, and there's been a lot of work in this area and there's businesses that are really trying to make the most of it. This project needs to complement that. We need to see in the plan what would that grant phase look like and where everything is going to be? How would you make sure that there's not six cars. Customers are just parking everywhere there's not, there's around the corner where there was broken hardware on the street all the time. So, these are just some of the concerns.

Mahabir: If you look at the plan there is only space for three vehicles, which would be a control. If we are going to take customers, it will be a control system where you would have, you know, the customer call to sit here and to do my vehicle, you control the system. You don't have a ton of them come in and things are out of place. So, it would be a control system where customers as we feel they come.

Commissioner Nadler: Just a question about what exactly detailing and cleaning is?

Mahabir: It is where a vehicle is already washed. It is washed someplace else. Some pieces and constitutive Polish and other material to clean the outside and the inside. Doing what you call vacuuming or whatsoever. The vacuum is cleaner, so it is there. That is generally what is done.

So, there will be no automotive work, or bodywork, or mechanical stuff?

Mahabir: No, no, no, no.

Commissioner Nadler: there will be waxing and polishing and stuff like that, will there be fumes?

Mahabir: Yes, yes, but no fumes

Chair: I mean one of the things that I've been concerned about is. The plan shows that it's only 30 feet from the building. Technically, you're supposed to have 18 feet for the parking stall which leaves 12 feet for that car to get in and out without hitting the building behind it. And the whole thing is. You're saying you're on track for three parking spaces in the back, but we've seen many times where there's a curve like that, just cover every inch of asphalt on the site so, I think we need a plan that shows how you're going to prevent people from parking where they're not supposed too also. Not confident parking totally perpendicular. Michael, you're an engineer you might have a solution.

I think he's going to do it smooth away. So that the 1st spot is shifted to two and then one would be hashed and the third stall would be to the left and then the third car would back out. Then the car you're calling in would back out you must look at that back area. Must make that happen? I don't know but that tree is in the way.

Mahabir: Yeah, that could be cleaned up. That is by the asphalt and in very rough condition being that.

Staff: When we originally spoke in my office, you said that you were going to your own dealer, so you buy them elsewhere?

Mahabir: Right. I didn't get that you sell all. No, not that I sell. But what I'm saying is that it comes to be worse. Business wise than the automobile that I could buy, I would be detailing it and then take it and sell it somewhere else. I could do my first study, teasing. I also told you that there are dealers who are employing people to do their detailing for them. So, like that If you were in business. Car dealers would send their vehicle to you do the detailing for them and you take it back to them. Right. So that would be arranged. I declined to make it clear that. I'm just saying there are a lot of issues. And all the cars would go in and out of the building from the back area.

Mahabir: Well, what I would say. Will be thus not only buy but let's say 35.

Chair: But you're not proposing that anyone must drive in from the front?

Chair: Are you putting garage doors on the front of the building?

Mahabir: No, it's not from the front of the building. There's a side lot you drive through the lot.

Chair: That's what I am asking, are they driving through the lot.

There's nothing about the front either. Which is not. Essentially finished. So that needs to be on too. Where? I mean that's.

Mahabir: So, can you explain so I can understand what you are asking.

We needed a drawing for the front and side façade of the building. That's going to show what you did, what material you're replacing, what the material is. There's a building that called out the Mentions of the materials that show what you need to finish the project.

Mahabir: You need not worry, certainly.

Chair: Yes, OK. And we would want to see. Where the in garage doors are going to be on the side. And I think. You're going to need to think about we require this. Any kind of parking area thing you should look at making some green space close to the street. Where you can put a tree in that area, they'll all kinds of green. What's happening in the parking area and the rest of that that spot so? We would want to see some kind of green space in what you're showing it out, there's only a few cars coming in. Elevation will be able to drive in and out on the same side. So you could take the portion closest to the building and do a nice big square lawn area with the tall shade tree and to kind of help with that street wall and supporting the overall business corridor there. And it does look like the sidewalk is in pretty bad shape and especially where cars are driving in that would need to be replaced.

Mahabir: Very good. Well.

Chair: Yes, this was just taken. There's a big broken square right there. There's also a section. That might not be beyond the sidewalk, not on the site. Thank you.

And the section invented here is heavily damaged. Someone has paved over the curb and portion with asphalt. Set off with asphalt here. Nonetheless, this would need to be, the curb would need to be put back and those would need to be replaced. Sidewalks would need to be prepared for replacement. We would also need to see. I'm going to pause for a minute. I do. Have a public comment and then this is from next door from the owner about parking. Would they be doing the detailing in the street? Question mark. The condition of the building is in bad shape. Are they renovating it? And we have limited Street parking in this area. Is there anyone else wishing to speak about this project? Any other comments or questions? Close public hearing. We are going to table the application which will give you another month to put together the materials we've talked about. And I would strongly recommend that once you have something prepared. Do it early and go see Christine and ask her if it looks like it has all of the information we're looking to see. Because that will help expedite the process for you that you can let you know about anything that's missing. You know that. It just still needs to

be on there. All right. With that, I will. Take a motion to table the application. Made by Commissioner Teanro and Commissioner Lewis. Anyone opposed? Anyone abstain? All those in favor say aye, aye.

Thank you very much and we will see you.

Thank you.

SEI SPEEDWAY HOLDINGS LLC
Site Plan Review

Commissioners Nadler and Hitlall

So next on the agenda. We have SPI Speedway Holdings LLC request site plan approval pursuant to Section 264-90 J of a proposal to operate a gas station and convenience grocery store at 229 S. Brandywine Ave. tax parcel, # 49.50-1-16.1. 16.1 located in "C-5" Business District. Is the active representative here. Are you a member of the public?

He is here because he would like to speak, I'd like to know what's going on.

Same day period. All right. So, then I think we've officially opened the public hearing to this project.

If you would like to introduce yourself and share with that your name.

I'd like to go on up there.

There's no microphone. Just speak loud enough so I can hear.

OK, my name. Is Dave Fusco. I own the property at 200 S Brandywine. The car wash is being built right now, and I understand the speedways application. It's already a gas station C store. It's already doing what I guess is the plan.

So, I got to understand what this is all about.

My understanding is they're applying to make some changes to it, but they also there's several things that are not in compliance.

The owners' equity was cited for failing to have a certificate of use. As part of that process, they are important part of that process. They are required to tighten So, they have the property. Does not currently have. The placement. Which will require them to make their improvement to bring that property up to code. I'd like to be at that meeting when they do go to their site plan. Because I'm not happy with the trash that has blown off that site, that's sort of what today is supposed to be about, but the applicant is not here.

So, I will be notified? Yes! Thank you.

So, I'm going to leave this public hearing open, and we will or is there anyone else? Commission to speak to this project.

Vinod Brian Jagnath
Site Plan Review

Commissioner Beach and Wallinger

So next on the agenda we have do Vinod Brian Jagnath request placement approval of proposed to operate an automobile repair facility at 743 strong St. tax parcel # 49. 40-1-14, located in "R-2 Two Family Residential District.

And this is Dave Keller from the engineering on behalf of Vinod Jagnath, he is here as well. A little bit of background. For some of the issues you might not know there has been a use variance from 2003 was actually branding. Variance which allows for automobile repairs. We're here today to get site plan approval. For this lot, for Brian to get it in compliance, some of the last one there were zoning violations, which brought to the attention that they were not actual site plan for

this. So, we're here today for that. This variance does go back to 2003. So, it is my intention that Mr. Jagnath have the ability to do all automobile repairs on the property.

Under the 2003 variance, there were automotive motor vehicle repairs major and motor vehicle repairs minor was the way it was. In the code at the time, we use variants which I do have which includes, we have application to provide Planning Commission, the decision letters and on-site plan approval on the use variance plus the application that came in.

How it was required for that, that be great. Additionally, there were some comments. A couple of things have been addressed, there were, or these photographs were sent to Christine, one of the concerns was that there were tires on the outside of the property those have been removed. The one vehicle that is partially dismantled has been removed from the property photos, so those have been progressed. They had to go through some of the specific details on the site at the end here, but we're here to kind of address the concerns that the board must has. So, this site is located at the corner of Hill Street and Strong St. it's in Hamilton Hills are right out of the few the Tall Hill Street bridge on the north side. It's a small lot. It's the least about 7200 square feet. It is in an R2 zone, but as you mentioned, the receiving use variance to for auto body repair or automotive repair. Right now, the entire lot is you got the building. And it's all up to date. So, as you can see here, we are treasuring the law. Its compliance with the zoning in terms of landscaping and green space standards which it will be. There will be a minimum is 20% green space during these days and we're at 20.1. As you can see here, we're adding three trees, 2 here at the corner these are maples at the corner and all over here, our Strong Street, and we're adding a row of (inaudible) between the residential neighbor and the hair shop. There is also an existing area removed and replacing a new expense. Other than that, the exterior of the building, I know that.

Were all the comments from like department. Brian has owned this property for 10 years and he's been working there for 10 years. He did have improved the strong St. side of the building with a nice blue nice stucco on the top. It's an acrylic desktop file and you've got a little more detail on that. Which will also show. Some of these current signs.

Not indicating that automobile scaled there as that has not approved a right. So, this side of the building and Brian you are planning to include that side of that as well. Just to complete the look at temporarily. The buildings, so that is the plan for that. On the side of the building right now there is some missing siding. These transits, you know that temporarily, so you can unify the building. But obviously need that approval and I must continue operating this business thus far. So, part of the. The corner of your with Hewitt St. this item here is vinyl. There are some missing out on it. The top of this. Mr. Jack has indicated that he has already had the vinyl purchased. I talked to Mr. Jack earlier and the question of whether or not we'll confirm with the building apart.

Whether there's a permit that needed the completed version not needed based upon the square footage that go up, but the idea is on the stack is that acrylic Stucco that is on your strong St. side is going to come around to complete the uniform law of the building. On the Jewish St. side, it has bad, partially scraped on the bottom that is wood and that will be painted to match some of the red paint. That's right there on that Brian will do.

Yeah, I mean, that was part of what he's done. The sidewalk. Well, I know. What you're going to say I know the strong St. Sidewalks going to have to be replaced and brought up both on that, I believe.

The keywords for each size of our actions by all with respect to. The look there I was at this site today. Unless there was something I missed, but I don't think it needs to be taken care of. Spider sponsoring side.

Definitely needs to be prepared and that can be done with the that is being put in the vehicle portion of that. Yeah, just to kind of well, yeah, strong. I did talk with Mr. Jackman about that, that. Will be needed to be addressed for. The city requirements, I think. Avon Historical Works absurd mission had gone that those details can. Through the engineering department is like landed here today. I don't believe that barrier is moving forward today.

So this right here is owned by the City of Schenectady this is a residential neighbor here. I'm looking at a picture. So where this is, or this Strong Street will be here. So, you have this property. I'll have a charger. No, that's OK, I guess it. Might be easier to kind of slow down. I might not. Have the background of the line I've got. So, it's a little bit tougher to

see but. You see this stuff with the side effects as long as the back here where that backspace ends at the end of the Mr. Jagnath's probably 1, so that would run from a side best perpendicular. How to structure? The city loses everything. They're bad, so there's a portion that goes farther back with a different stock expense. So, the blue truck here that was there had been removed where this dumb truck was, Mr. Jagnath was not aware of who that is, but that on the city property. When I was out there visually expected it. It was kind of tough to see more.

Of this truck to see exactly where that thought gave answered with everything. I believe they desiccated that they landed well. And that will help going again there. Are minor visual. Inspection of the citywide as well too. There is a lot of different materials that are construction materials. And all these. Types of tires not related to Mr. Jagnath. People in the neighborhoods will go and dump stuff out there because of the wide-open basement. Yeah, I see it. All the time I try to tell them the agenda and the things that as well one of the things I can say in Mr. Jagnath, notice on there are cameras that are mounted to want protected property but also the kind of visualized. On the executive routinely component to diagnose plays action. Security footage. He always cooperates. He wants to be a good neighbor. He wants to kind of help the neighborhood stay safe as well, too, and have the site. One of the neighbor's properties across the street on Strong St.

Across from the vacant lot he did indicate that you know the issue about neighborhood. Paint the building blue stucco. That's my colleague and obviously you can see by the photos over the phone the Stark contrast between the strong St. side and the rest of the building, the idea is bring that along. However, that might be one of the last things we get done because it's going to cost more money to do the sidewalks. With the parking. That is going to be the bigger, you know cost related to this.

Do you have a proposed timeline to get the work done?

I do. Need some time to finish it up. Been inside there. I'm working on this property all the time just to get advice. The design is that doesn't fix the vinyl siding on the Hewlett street side and that can be quicker, that is more. Either one or the other. In the billing department, say whether or not permitted action can be to complete that.

I'm not an engineer to any measurements. It doesn't seem like to be that much for probably needed. At this point. But it might be we can get that taken together that would be. How much time do you need to complete the work? Stucco and one side or sidewalk. But that's three years ahead. I can work with lives in the 3 years. Yeah, ma'am.

Do you have an idea? Tip it in here. Remind us the weather on that. Well, the title also can will title also recognized. With the favor, please fix them. The decision to take the wire outside citing the stucco siding within the But the sidewalks in winter time and the stucco can't be done in the cold. We need to be probably done by you guys. In October and very least. Yeah, my going to be plan evidently, through the end of September.

They might. You might. They might see like. But yeah, I mean the stockholders sitting on that and then repaint will need to be painted clear, that part of it for the time being, you know. Just the way I'm visioning. You got to get the sidewalk. You know the parking area and the landscaping dumpers.

I'm going to pause for a second. Is there anyone from the public? Who wishes to? Speak with this project. OK. The other issue is there's. There are currently four different signings, 7 buildings and areas. It is on the corners of your shoe sign. Which I only have the rectangular ones. Kind of the one side of the Strong Street and now the new history.

Side you've got the. You know, square one? That's like the street quiet like the three-quarter section, one side and one and the other two signed sign. And then One of them, like at the end of the design phones might have registered.

DMV siding and then behind and another red and white one. It looks like oil sign. So that the two business lines, we allowed that one big and strong and the other one being included.

So I'm just saving up the feedback. And have both. So this one. OK, there I. Can put my little side like old side. Yeah, the logo. You can. Get you can get a. Yeah, you're. Signing 111. You can have your logo on each of the sides on. Each side and.

There's footage here allows you to be within the model. Could be that you use two of these. If you figure out how to make the logo portion of it bigger or but is that correct? The three other counts. As one and the one that each. One has to be different. So no details. We actually put it on the side that's what I do. I we have details and details on her other things.

Right.

On the Strong Street 122 feet.

Equal size fair. But you can only have one on. One side and. One on the other. When you're ready to do that, you'll need to submit reserve I told them they should get that feedback. I think that everything that they deal with is there. A stark contrast like the photo. Show one thing. But actually, the person from the acrylic. File to the siding. There's a huge difference and difference compared to everything else. But often there's a lot of metal holes sticking out of the ground, probably helping Carter, which is great, but they don't look fantastic. I think the landscaping will help with a lot of effort. Is there any like to the landscaping or anything with keep those getting wrapped around (or wet in) the area people work with probably walk over. Like something achievements? Events outline. All outside with each with the (inaudible)

Oh, So what does that mean? Look like that? This could be a three-link chain fence, Like teeny little? There that I'm by accident. I mean, those calls have been. If you could do with it, if you could easily. You're going to do? Yeah.

And I don't know if you could do it. You know the vinyl coated. I do like the blue the blue side. I thought of that color.

OK. Did I stick to it? And you go in my office it is blue, out the door is white. Around this way, white. In my restroom they say wow, and it's a mechanical shop. Everybody who goes in there is surprised. They come back and say well. Don't I have things? To him, though. We'll set the record. Any comments? Other comments? We need a determination seeker for this project, so I need a negative declaration for this project. Commissioner Tearno Second by Commissioner Hitlall

Those in favor say aye. Aye, any opposed. We also need the three-part of the parking community. Vacancy proves that Is that part of? What's been doing on those trips? Why do I have my prescription? You don't have the choice to plug in on the screen so whatever shown on the plan. Is what you're limited to. Unless the commission wants to do something different.

OK. Washing straight back. I'll probably spread with.

Sort of a free for all would help. Help you help us, help city ordinance, Aaron. Probably with the additions to this. So one will be that the size will be the final five will be prepared all right. And the come back with the second installment. October 15th. We feel like that's a good date. For the first few more months. Then, by October 15th, the facade will be prepared. Same quality.

I already have my stuff. I bought it. The window, I believe the window is for the front window you're talking about is. Over this portion of the facing. I did talk to Mr. Is one of those cases is broken. I'll be talking about it this year. Oh, that was that was like, can I? I don't know. The window there. Is it possible? I was thinking about.

They can't say more so. Or you could just run the site in. You could run saying. So you can do the siding over it or you can.

I think I already have a win. All right, I was. There's a wonder on There's another wired device that went.

That was thereon by somebody. The window was broken. It was like a. Boarding site with both.

OH OK so that will be repaired.

Same thing like the front. I'm thinking about it. It's not, it's not. These scenarios down there is.

Going to be a new window replaced. Or that portion of the building is correct? So we can actually. Before the stock opens off.

So they'll either be window or brick. All right, so that. That will happen the sidewalk on the. Stern St. Side will be replaced to city standard details. There will be new. Ballers with the change link that will be. Equally faith. And the new landscaping management plan will be installed within the channel. Plans will be installed, the parking spaces will be shown will be starting shown. Every page. On the inside. We're showing like down section of it. We're still getting it repaired. Work that needs to be. Done. When we come back.

Right, so that. Would be by October 15th and then. You for the. And the time will be. Do that. There's one time on 1st St. and one time chasing. And once you have the new device that will be submitted to receive for review and approval prior to installing them on building. And then when you're ready to do the detail work, you'll touch base with Christine. To go over with the final plan for that is. But I have it after. Are you comfortable doing that with the two? Year time frame. It's really bad. You can come back. I think the work will be done 2 years from now and. When you're ready to do that, I need to just go over the details with Christine. So we're going to do with the eye. 70 years.

So it's just like our active just apply for product business. Yeah. So.

And you can just submit it. For, you don't have to come back, and you'll just look at it make. Sure, it meets our requirements. All right then.

Since he's going to be doing all this work. Drive by. If I ride by, I'm going to think all of it belongs to him. There is like 100 tires over there and I have a truck that picks them up at \$5 each. yeah.

With that, I will take a motion for plan approval made by speech. Thank you from Commissioner Beach and Commissioner Engert. All those in favor say aye. Anyone opposed?

All right. Could be the blue to match your building. And then you could do that. All right. Thank you.

Thank you.

Thomas Lynch
Site Plan Approval

All right, so next on the agenda. We have Thomas Lynch request approval for 264-90 L of a proposal to operate a charter school. Destine Preparatory Charter School at 530 Franklin Street, tax parcel #'s 39.80-1+1&2, located in a "C-4" Downtown Mixed Used Commercial District.

So, we've made the revisions. To go back with the last meeting and sign. Option with the curb. While they have all. There was too many utilities. Under the ground and hydrated perfect, so we. With the second option. So, this this has been before more quite a bit and this is kind of just operation. You guys were looking to get a little bit more of these days and we've. Made parking a little bit.

Right, so carpet was. With this plan and then target was I know you're expanding. So we just wanted. To hear a little bit about. That action questions and then helps us. Well, the last time they do a much better job, make sure people aren't out in the middle of the street and gave people like in and out safely. Yeah, we just want to hear like with the father. So part of it is so there will not be any additional. There's two now there's two, the buses were half full, so that shouldn't be a problem as they're expanding. Firstly, to now thinking about. North River has this whole. 1st floor. That was 30 people employed there. 30 people are coming in and out of the parking lot any given day. That is also helping with the traffic flow. As far as the extensions we have. 90% of students are returning involved and the majority that aren't returning our relocating our connection county. So the retention and then they have 50 students enrolled for kindergarten in the fall. That's the first work that we already have.

This President of the horse, they don't.

That's a big part of it too. So one of the things you did a little bit. More homework this this whole first floor was. Situated for the Trans Center for. Hard books. School bus from all over. The suburban Council communities, so no occasion that then. So we don't know those councils. It was way more than two and you today. So that's something worth noting as

well. But so yeah, they are expanding, but it's not there won't be any work cars parked here necessarily because they. So that's. Still must order I would say we need to get clear. That appearance and then you need for retraining people. We thought the first instinct was, yeah, I'd like them to reach out to him. So right now from kindergarten first, so the first graders in second grade and then they have right now 50.

You're talking the first it was 100, and now we're going 50 more, about 90 maybe. And here's my concern. When this was first brought on either side, when I specifically asked. Whether 100 students were going to be the number or was it going to be? More students and. We were told. Because I had. Read an article that the expansion was. The goal was to look for. 300 to get from kindergarten through and. We were told now this this. Is going to be. Excusing it and that is going to be it because my concern was once you start the year and you're going to have more. Even though we now have more and more instruments plus more tracks, this is what we were told and all of a sudden we're coming. Back, you know. Couple of you know, yeah. Not within the within the school year with adding 50 more and all and then whereas what's going to happen with those kids. So then the next year, we're going to take them up to the next grade and the next grade will go to the next floor. That's all. Yeah, this is the building, so Northern River, was on that first floor. Northern River is now moving out with 30 people, so now we're going to then put kids on the first floor and So yes, this will continue right now will be the next year.

During this morning the thing is that school districts in all the City Schools is that they up, the students, the turnover is Much worse than you people moving in and moving out there one day. Bringing the tool because it's too bold. And but so I think that from a number's perspective. I mean, the goal is habitable. But is that? Next year is that 3 years from now and it's up. So the goal was To have The buildings full, so we are talking about the possibility of passivity that would that would be I think you said. Those regulations have not worked for students, but 300 would never.

Right.

With three floors.

Yet right now they can only have a third floor. I think it. 6B So we'll be 120. So I think the math to see I have to look into it, but it wouldn't. Be more than almost 40 years. My concern is that the amount of traffic, traffic flow and the buttons that building. And then you've got the apartment building there. That is going to be full of business. I am told that we're but no, I mean that's an not an issue I think.

Yeah, and I. Think targets going back to what was originally there, right? It was. There was Boston coming in. When you were in the river.

Trade building it.

Weren't just two buckets, there was. Like 10 bucks and the traffic being bring it, it's a good problem to have it. We have more traffic and now we. Did 10 years ago, so. Kind of catch 22, but I think that. If we get to. That next level. We're not there yet. Don't worry.

My concern is right now the sidewalk. Students at this other school, that defuses our fire. On the sidewalk claim. And while we're going down the street. Well, so the first floor again this whole meeting About the first floor.

On the 1st floor, we are going in your briefcase. So that they're outside playing, that's. Not part of the school curriculum, that's just outside. I can't answer that.

Speakers outside.

But it's definitely not part of well, it's after hours. Well, it's not what? They're supposed to be doing and. There will be construction. We're constructing and they have indoor space. Power control, yeah. That situation there, that's illegal every year, so. The library closing sales far, we will leave out the math. And I do remember that.

They're made final business would be the location, but the plan as you recall the plan to expand being. I think also remember that they had pretty specific television this year that. You remember they had. They don't. All garden came

back, but I think that helps mitigate the numbers. Yeah, that looks good. And because they are, they can. They have a fluctuation that. They get a little bit water adaptive. I think essentially, you know they don't facility, they're not boxes, but I think it's important that. They have a plan in place.

New signs that saves for the bus drop off areas over here.

And then the parents drop off and pick. Up the phone to a person. If it turned out that the drop. Off was getting problematic and backing up the street that would. I think that's part of the community, probably. We're going to we're not going to try to keep this open. We're here. In your backyard for. That, you know, we want to make things right. We want to make this building right. We don't want to see it we're trying to do what we can with it so? But there's concern not anything. We're always open to listening.

Back to the Commission and at this point about expansion, because you're here to talk about parking as we expand, obviously you have more teachers. So since we're already waiting for parking spots, what is the plan for? Essentially, being informed mortgages more.

Well, so we go back to the first floor right now at 30 employees and pharmacy there anymore when we go up, right, they just see that's going to be a good. Thing, but if. They see that. They go now. We also read now. The whole parking is showing on there now.

So there's an existing Street. and guest spot there.

So what happens when the buses are there? So there's a handicapped save up here. This built this door. There's a handicap stays here, but the door is handicap accessible. So the handicap accessibility, the building is here anyway, so on hand. And then those may have across the street. So really This is why, yeah. And then any other? Starting with. With having. That like, turn around. Next to the side of us. Now, how do we keep parts of it? Dragging on by far. We would want to make. Around the corner they definitely. Like stays in the starting. Area, specially the pick. Up the drop off you just watch. So I know that they got. Is there room to view this and? Like a couple of. Like you know about last time or something in. That thread area like. Dialog window. Going through, there's a buffer between them because I don't want kids to walk any close to the curb there.

About that, I think of cops adding. Two additional planters.

Yeah, I think everything will go. A lot better, though lower they go around the corner and so I think that would be good. Yeah, definitely not into hurting people. Hopefully, they feel good about the changes that two members put up on. On the Is there any reason I can? Go to doping. OK, so you are going through. Yeah, all right. We don't have. These planners. My heart. Order to be created this. And is there? A reason they can't just go and try any restarting.

That has.

If that's right, or the offer I. Think that's part of the code. If you out of where you're surfing. I'm OK with that.

There might be a reason, but I don't think. Unless there's something that. I haven't been covered this entire process though. No, no, it's just it's right there. Yeah, we've already been restrained.

Planners are proposed. Whatever you need I'm not sure whether you tell me. On that side.

Yeah, I think it was just a conversation. It was. And you complained that the easiest way to do it. And for. Maintenance is up too, right? You did where you put the plant. Like ideally, what we love to see is that that strange, hashed area that's in the parking lot outside of the sidewalk like that would be a small problem. Yeah. So all right, yeah. Yeah, but instead of putting it on the sidewalk, put it into that here and now. With that here, and we're all looking at it. And then you don't have to go to Tony. That that we have recently, you know. We just take the other way the other side. And City Council order zoning. That would be, yeah. What exactly are would. You be looking for.

There might have been a reason why. There was like we would have. Like this? But we'll, we'll. Don't think there should be a problem.

And plantings aren't going to block any. No, they're just slow. They just keep people from burning on the sidewalk thing to walk by and close to a car.

OK.

The car visibility over the top. And it also plays me happy with our lower floor. So if you are a party, you can see right over here. Perfect there you go around sometimes we have extra room.

OK, so we've got to other people have questions. Anyone from the public who? Wishes to speak. To this project. All right, so we at the project has made Commission site. So there are specific conditions that are. Site which was. July last year.

We give you an amended conditional. Approval and given the timeline.

There are a few things technically with additional site plan the city would achieve permits that are satisfying. Not the final day. So it's to satisfy conditions in order to currently have this open.

So it sounds to me like conditions have been clarified with landscape. The offer is conditions for resolving with the same parking you guys decided last year. So I would leave it to those conditions from June of last year and then they are being issued.

Which would allow we issued a late-night approval. And the set of official. With these divisions. That when, when will you find out? So, schools are. They want to move in. When school starts in September, so it will be everything, you know something done. So, July 30th that we had done in plenty of time for school. Yeah, yeah. So the house that would need to be installed by July 30th, just the exterior, just the. Landscaping and the painting. Right. That's the landscape library and the retraining and retraining. Yeah, multiplicities and. Area right area. You were talking about. This infection, the whole floor in four months, so that sure. The plan is to reuse the current sign. We're getting late sign and We went through the numbers of Carlene, and we don't know that we need to go through don't pay for it.

OK.

But if we do, we're kind of put that that impact on existing signing right now. Again, we're trying to open the door for the paper. So the sign needs to come up in December or January. OK, but we just (inaudible). So when you're ready, yes. For this I would take. A motion for placement approval with the admission that the. Plan the on the side that the sidewalk. Do areas showing the orbits under there? Will be the only escape landscape that. The one above. And that. We do 3. Planner in the.

There we go.

We were trying to use first snow plowing, so we were trying to at least if we had. To be able to move it off. The three together in the middle during the winter, but I just think that buffer to protect people on the sidewalk. And people driving through that area.

You got at home. Right. So if you have like 3, yeah.

Our best.

The other thing would. Be that attacking customer, zoning about the stack.

You can remove the condition. So one thing only shares this motion is. The conditions that arise.

The conditions I have to say that.

Violent, but you can modify the landscape.

Supplies of those. Lafayette entrance and small section parking lot . So I think before what we required is people to call in, so that people could be like pulling in and out of that second lot. And also, when the dress was in the middle that was going to be blocked off. The parent can be. Doing that but.

It's probably not a bad idea to just have that section for this. No good. The section on Lafayette.

There's really there's only. No they don't.

That little square paper right here. And then. Do we want? I think that the idea was that, you know, drop off was to be like having the perfect spot around that corner.

Hit that. Exit from the secondary parking lot. Basically, like point you directly to the door. Of the school like. Would we want that question? I mean. Right now, I'm going all the way over here. Pulling in and dropping off. I don't know. Maybe.

You want to talk about issues having this entire area of the plant.

I guess because of what happened. And why we? We did the planters. Instead of over here. Doesn't have to be this full service. Could just be this side. This plan is over here. Our fixing it is so fine in place, and we have to get this to allow, you know, by 6:00 AM or.

So you could have like a nice landscape. Right.

We're OK with adding you guys are. You're right, though that you brought up a great point is part of it with the meeting and pavement. Keeping it open enough, you know. But you have this as all green space and these are the two planters.

And these are movable in the winter.

Put them in the middle. Or wherever we have to put them just so. We can come in here, push out. Are they? You know? Are they? Are they cutting the snow, getting all out?

Going up on Lafayette, not allowed. Don't do that. It goes up into the secondary area of parking.

Help situation. I think having that this area be. My biggest offer and the.

Chair: All right, so why don't we do the buffer close to the building? Here and like keep it later here. The strike zone. On the underside. And then. In winter you seem like pushing the edge, but they just stay for that area and winter. Are the planters full? I don't think they put anything in there. The winter, but they're complaining. So back to that. That is the treatment for various trees and then on Lafayette, they'll have the two. Pages shown and. Then they'll be 3 planters separating the sidewalk. The hashed area will be revised to create a vertical separation.

We have I've been here a long time and you had it where you couldn't even see coming out of your driveway for the whole winter because of the snowbanks.

We just looked at that four and six would remain with. Negotiated or figured out differently or addition to four states that if they increase the number of students, they need to come back. So that way we'll have you know this is working. Again, when this number goes up and. Something needs to be done. Area shown and then they'll only have the stop planning out. During the time as required by. So it's not shutting the street down. So those conditions will remain in place.

They could stage at Franklin, but they would only be dropping off on Lafayette. Yes, the thing is that anything is possible. Timeline being next year. Thinking futuristically, if they span next year, it might be. Seeing timelines where we've gone. When they get the notification from FEV and go through the funding.

Motion by Commissioner Beach, seconded by Commissioner Hitlall, to adjourn the meeting. Motion carried unanimously.

Meeting adjourned at 8:28 pm.