

WORK SESSION OF March 9, 2009

The meeting was called to order by Chairman Peter Kortright at 7:00 P.M.

The notice of the Open Public Meetings Law was read.

Roll Call

Present: Chairman Peter Kortright, III, Joseph Baladi, Barry Winston, Phillip Cassidy, Larry Metzger, Deputy Mayor Lisa Swain, Baruch Gadot, Scott Osback, Honey Morgenstern Absent: Joseph D'Arco, Todd Malkin,

Also present: Board Engineer Kevin Tichacek, Board Attorney Douglas Bern, and Board Secretary Cathy Hochkeppel.

Conceptual; 14-01 Broadway, Urology Specialty Care

The proposal is to build a pediatric center and urology center approximately 15,000 square feet. The proposal includes parking under the building with two levels of office use. The first level is for urology specialty care and a medical office. The second floor is a pediatric suite for pediatric surgery. The ground level is mechanicals. The plan has a side yard set back for 10 feet where 40 feet is required as it is triggered by the height. The adjacent property is owned and occupied by Urology Associates and they will have shared parking. The existing home was converted into medical use but the applicant proposes a wholesale demolition. It will be developed in a unique way since adjacent properties are owned by the same entity which enables the applicant to spread the parking between the two sites. He explained that the children's surgical unit can only accommodate so many people at one time and the applicant is satisfied that the site will meet the parking needs. He explained that the height of the building is driven by the surgical site. The only new traffic will be from the surgical suite.

Board Members expressed concern about the height and side yard set back.

Amira Fruits and Vegetables

Mr. Amira explained that he was using a truck for his cardboard but was asked to move it. He wanted permission to place a dumpster for cardboard on the site. Members had no objection and felt this could be handled by the building department.

Shrestha Variance

Board Members discussed the awning. Several suggestions regarding placement and color were made to the applicant. It was explained that the awning could not be reduced in size. It was the unanimous consensus of the Board that Mr. Shrestha be permitted to install the full awning if he chose to do so.

Adjournment

Upon motion by Honey Morgenstern and a second by Deputy Mayor Lisa Swain, the meeting was unanimously adjourned at 7:40 P.M.

Respectfully submitted,

Cathryn Hochkeppel
Municipal Housing Liaison/
Land Use Administrator/
Secretary of the Planning Board

CH:mc