

Village of Skaneateles Planning Board Meeting October 8, 2015

Site Plan Review and Area Variance recommendations in the matter of the application of Kirsten Ehrich to vary the strict application of Section 225-A5 Density Control Schedule for Front yard set-back; Side yard set-back, left; and Percentage of open area; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; and Section 225-14C(5)(a/b) Accessory Buildings, distance to lot lines or structures to construct an addition to the house, new garage with living space above and lake side accessory structures at the property addressed as 63 West Lake Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Brian Carvalho, Member
 William Eberhardt, Member
 Stephen Hartnett, Member
 Douglas Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
Dennis Dundon, Clerk to the Boards

Robert Eggleston, Architect, on behalf of the applicant

Mr. & Mrs. Mueller, 8 Fennell Street

At 8:36 pm Chairman Kenan called for Kirsten Ehrich for 63 West Lake St. Mr. Eggleston introduced himself and presented, "The Ehrichs have owned the property at 63 West Lake St. It is kind of an interesting house; it is a very small house that was probably a caretaker's house for a larger estate on West Lake St. at some point. The question is do you tear it down and build a nice big house someplace on the lot that's more convenient; but they actually like the charm of the small farm house. So they wanted to do minimal work to the house itself and maintain the existing character. So there are 3 projects that we are proposing. One is to put a small addition on the back, which is a 12 by 16 sunroom that will actually look out across the other property to the lake, and then a deck off the living room. Right now there is no main floor living that really appreciates the lake yard. They actually would put a rec room underneath that under the deck and some storage underneath the sunroom. So this is a small addition that would require an area variance for expansion of a nonconforming structure that is 8.2 feet and a couple of other elements. The front yard is only 19.3, but the side yard will be 19.7 and 24.4 which is less nonconforming than the existing house. The second thing is in that they have a lot of guests over the summer and no garage, they would like to combine those two needs into one and create a detached carriage house/garage that would be accessed directly from West Lake St. where the driveway currently is. It would be a 2 car garage; there would be storage underneath for boats or patio furniture. They'd like to do 2 bedrooms and a bath upstairs as an accessory use of the

living space in the house. This is again for their own personal guests; this is not a rental. That way instead of enlarging the house to put the guest rooms in the house, they are keeping the house like it is and creating a typical carriage house/barn typical of what you would find in Skaneateles. While a 2 car garage can be 3 feet off the property line, we are proposing 5 feet. But because we have the additional space in it, we took the conservative approach that it would require a 25 foot side yard set-back and we are proposing a 5 foot set-back. So that would need a side yard set-back variance.”

Chairman Kenan, “There is no garage?” Mr. Eggleston, “There is no garage. They have cars that they keep here all year round when they are not here. They live in Utah but they come out and spend the summer here, so they keep their vehicles here. The third part is the lakefront development. There is a seawall that is $\frac{3}{4}$ on their property that’s in poor shape. It is large rocks; it’s been covered with concrete. What we’d like to do is disassemble it and reuse the rocks and stack them loosely like; similar to what was done next door with quarry rock but use the original rock; get the proper drainage and filtering behind so that the existing rocks. Right now the water is undermining and they have big holes in the lawn. This way we get the filter fabric, stone and drainage behind it, protect the lawn from this continued erosion. So we have applied for DEC permit to rebuild this area here and then the natural bank along here – what they’d like to do is secure that area with just one row of limestone, not unlike what you approved for Visser/Williams over on the other side of the lake. Again that gives an area for the lake to wash against and preserve the lawn in this area. What we are going to do is put sod in over top of a geogrid. The geogrid gives the sod more strength so it doesn’t wash away and that way they have a reasonable access for getting into the beach area and making this a reasonable lawn to come down to. And then what they’d like to do is build a 12 by 16 boat storage lake accessory structure. This is a place where they can put the canoes and kayaks in the off-season. It’s an area that during the season they can set up some chairs so they can be out of the rain. They would also double-purpose the structure by having a deck on top for sitting down here by the lake. And again the house is a rather distant from the lake and rather than move the house closer to the lake what they have is a little area where they could keep some chairs to support their lakefront activity. There will be a retaining wall on the side here with 2, 3-foot steps, so they can come around from the deck and come down to the lake area. And there is a slight grading along; there’s a 20 foot easement that the neighbor has for access down here, and what they’d do is just even the grade out so that they can easily transverse up and down. What they have are some golf carts that they use especially for elderly people who visit so they can bring them down here and that would make it an easier way to access this lakefront area.”

Chairman Kenan, “The neighbor to the north has the easement?” Mr. Eggleston, “The neighbor to the north, which is the boathouse owned by Dick Lynch. So the work within the 50 foot’ I have on here the 50 foot lake set-back zone. In my chart I have shown that our coverage; we have 6.7% coverage or 93% open space in the lakeyard zone. We take the 50 foot area, we look at the structures including seawalls, retaining walls, stairs, the boat storage building. We are only 6.7%; we are allowed 10%. We have shown on here the silt fence that will be put in around the work and the silt curtain around the seawall – that’s all DEC requirements. We also have the silt fence below this boat storage area that we are putting up during construction. David Lee will be our contractor doing this work.

Chairman Kenan, "You show two walls, A and B here." Mr. Eggleston, "A is this wall here. That's a tall wall that comes up to the height 867. We will rebuild the existing wall with existing material using limestone." Chairman Kenan, "B is here. What is at the shoreline because it looks like the lake rises?" Mr. Eggleston, "It is rubble rock right now. What we are going to have is a large rock so the wave action doesn't work at it." Chairman Kenan, "But the lake level changes all the time. So what do you have when it is higher?" Mr. Eggleston, "It will flood onto this grassed area during; if it's in flood. This is high water right here." Chairman Kenan, "I don't understand what the point of that stone is there." Mr. Eggleston, "Instead of having a raw edge that is subject to a strong storm, you've got a heavy block that is defining that edge. If you want we could put a second row." Chairman Kenan, "No. It doesn't seem to me that the single block sitting there is really going to accomplish anything, because the wave action will go above it. It does it all the time. Then when the lake is down it will be the stone bottom." Mr. Eggleston, "Correct." Member Eberhardt, "If I've got this right, it's going right in front of the easement too?" Mr. Eggleston, "Correct." Member Carvalho, "That's limestone too? All the walls are limestone?" Mr. Eggleston, "Yes, they are quarried limestone."

Member Sutherland, "What's the difference of high water? Is it something that happens annually, or just every now and then?" Mr. Eggleston, "High water is the maximum height before you enter flood zone. Typically in the spring it is at or close to high water. Flood zone is 2 feet above high water and that is the official 100 year flood – so there's a 1% chance every year that the water would rise up 2 feet above high water. At that point you have to deal with the dam and Mottville gets in trouble." Chairman Kenan, "And there's a limit to how much head you can get over the dam, so it can't really go too high." Mr. Eggleston, "Exactly. I'm not sure how the flood level; whether that's the height of the dam or a certain level. 865.02 is the official high water, equal to 863.27 City of Syracuse datum. And 867 is the 100 year flood, which doesn't mean it floods every 100 years, it means there's a 1% chance every year that it will flood that high. We haven't had a 100 year flood in about 10 or 15 years."

Chairman Kenan, "I may have missed this while you were talking. Within 50 feet, is it, of the shoreline, the coverage factors and so on..." Mr. Eggleston, "The whole property is 90% open space, but you can't put all of it down here. That also has to be 90%. We are all 93% open space, so we are well under what's allowed." Chairman Kenan, "So within the lake edge zone the requirement is what?" Mr. Eggleston, "90% open space." Chairman Kenan, "And you do achieve that?" Mr. Eggleston, "93 with lots of spare. We are asking for variance for the coverage, because of the garage and the work up at the house. It will be 97.6% so it's 2.4% under the requirement." Member Carvalho, "How do you do storage under the garage?" Mr. Eggleston, "We do pre-cast plank garage. This is built on the side hill, OK. So we have natural access to the back side, from coming in this way." Member Carvalho, "So you've got a door on the back too." Mr. Eggleston, "A door on the back too. I don't have that back elevation. There is a door on the back. It is only 12 feet wide; it's just to get patio furniture and things like that in there." Member Carvalho, "And there is quite a slope over here going up to the driveway; there's no anticipated issues?" Mr. Eggleston, "Actually it is down. This is natural grade. This is built up." Member Carvalho, "The neighbor's driveway is higher." Mr. Eggleston, "What is happening is that the basement of the garage is at 890. The garage is at 899. Over here they are at, actually this is built up. This will be built up and there will be a swale that takes the water around. So you come down, there's a swale and then this comes up to where the garage; we are

filling this in so it's actually level." Member Carvalho, "So how deep are you excavating that?" Mr. Eggleston, "Natural grade were going down about 4 feet; we are building it up about 5 feet."

Member Sutherland, "Any chance this could turn into a vacation rental by owner?" Mr. Eggleston, "The owner absolutely won't do that." Member Sutherland, "There is a bathroom, no kitchen." Mr. Eggleston, "Mr. Ehrich is a local family from Auburn who has lived in Utah and Chicago. They come back here because their family is here and they have no need to rent this at all. Member Eberhardt, "But they could sell the house." Mr. Eggleston, "They could sell the house, correct." Member Sutherland, "The house and garage together. You could imagine it being..." Mr. Eggleston, "If you use your evil imagination..." Member Sutherland, "It looks like a great place..." Member Hartnett, "It screams it, frankly." Mr. Eggleston, "Believe me, these people have absolutely no interest, no desire..." Chairman Kenan, "How long have they owned it?" Mr. Eggleston, "They have owned it 5 or 6 years. They have been coming out every summer. They have been waiting to figure out what they wanted to do."

Member Carvalho, "The garage will be heated?" Mr. Eggleston, "The garage will be heated above. The garage, knowing them, it probably will be heated, yes." Member Sutherland, "With the house itself, you've got some additions. Some of it is classic old-style. Is that original siding or aluminum?" Mr. Eggleston, "Currently it is aluminum siding. One of David Lee's first projects is a total redo of the exterior. It will be cement board and they will be insulating and air conditioning." Member Sutherland, "For window packages, what's the thought on that?" Some of this more articulated." Mr. Eggleston, "We haven't articulated the existing, but we will be going through a comprehensive plan of bringing it back to the farmhouse. So we'll probably be adding grids to it. They'll do it first class. We looked at tearing it down and rebuilding; they then talked about moving the house down closer to a better position, and finally they said we like the house where it is." Member Sutherland, "That's welcome. It's kind of part of the classic street. I think with that building, there's an enclave that's very nice. This seemed pretty well articulated. You didn't get the same sense that they were putting time into that but what you are describing is that they are." Mr. Eggleston, "They will be putting time into that keeping what is original and bringing it back to that. There were some additions, like with the casement windows that were a little less sensitive." [Sidebar discussion between Attorney Galbato and Mr. Eggleston.]

Attorney Galbato, "We will need Site plan approval and recommendation to the ZBA."
Member Eberhardt, "My first motion is to recommend that the ZBA approve the variances as requested on the Kirsten Ehrich application dated 18 September 2015. Member Sutherland seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried. **Member Eberhardt, "I will make a motion that we approve the Site Plan as submitted on the same application dated 18 September 2015. Member Carvalho seconded the motion.** Upon the unanimous vote of the members in favor of the motion, it was carried. Mr. Eggleston thanked the Board. This matter was concluded at 8:56 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

Village of Skaneateles Planning Board Meeting October 8, 2015

Area Variance recommendations in the matter of the application of Ryan Sidebottom & Natasha Ginzburg to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of open area; and Section 225-14C(5) Accessory Buildings, distance to lot lines or structures to construct a carport at the property addressed as 60 Jordan Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
Brian Carvalho, Member
William Eberhardt, Member
Stephen Hartnett, Member
Douglas Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
Dennis Dundon, Clerk to the Boards

Robert Eggleston, Architect, on behalf of the applicant

Mr. & Mrs. Mueller, 8 Fennell Street

At 8:57 pm Chairman Kenan called for Ryan Sidebottom & Natasha Ginzburg for 60 Jordan St. Mr. Eggleston introduced himself and presented, "They recently purchased this property from the Severances. They live in it full time. They are both doctors; one in Auburn, one in Syracuse so this made a good meeting point. The property does not have a garage. Back about 15 years ago the owners get a variance to build a one-car garage. There was no time expiration; by rights they can build that garage. What they would prefer is to build a two-car carport that's 18 by 20 foot. We have taken the details of the front porch, which has this slight arch, and replicated that over on the side. To stay on the existing tarvia area we have pulled the carport equal to the porch. We are very sensitive to a couple of the trees that we will be able to save. The nice thing about the carport vs. a garage is we just put down 6 posts, so it's not like we have to dig a full foundation around it. This will allow them to park both cars under cover here. There is an existing timber retaining wall; we'll be moving that over a few feet. The carport will be 3 feet off the property line and 6 feet off the house. The coverage will change from 74.4; actually it stays the same because the size of the carport is exactly the size of the required parking. That's why there is no change in open space. An accessory structure is supposed to be 10 feet away from the main house; we're asking for 6 feet. Carports don't have a building code separation the way garages do, but the zoning does have a 10 foot requirement; it will be 6 feet. We are extremely sensitive to the next door neighbors and they have talked to the Lombardis. The Lombardis have signed a note stating that they have no objection to this. We will be putting up a 6 foot privacy fence right at the garage; it's 4 foot solid with lattice above it to give some visual

protection to the Lombardis. This is a variance for an existing nonconforming structure that is nonconforming only to the percent open area and to allow the carport to be 6 feet instead of ten feet from the property line.”

Chairman Kenan, “OK. Any questions?” Member Hartnett, “Will approval rescind the previously approved garage?” Mr. Eggleston, “We will exchange the approval.” **Member Hartnett, “I move that we recommend approval to the ZBA for the Sidebottom project dated September 21, 2015 contingent on that previously-approved garage being removed and rescinded.” Member Sutherland seconded the motion.** Upon the unanimous vote of the members in favor of the motion, it was carried. Mr. Eggleston thanked the Board. This matter was concluded at 9:02 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

**Village of Skaneateles
Planning Board Meeting
October 8, 2015**

Special Use Permit, Critical Impact Permit and Area Variance, recommendations in the matter of the Application of Robert Hood to vary the strict application of Section 225-A5 Density Control Schedule for Percentage of structure width/lot width; and Section 225-69D Nonconforming Buildings, Structures and Uses, Extension or Expansion; to add multifamily dwelling to the approved uses and to construct four (4) 1-bedroom dwelling units in the rear at the property addressed as 11 Fennell Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Brian Carvalho, Member
 William Eberhardt, Member
 Stephen Hartnett, Member
 Douglas Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
Dennis Dundon, Clerk to the Boards

Robert Eggleston, Architect, on behalf of the applicant

Mr. & Mrs. Mueller, 8 Fennell Street

At 9:03 pm Chairman Kenan called for Robert Hood 11 Fennell Street. Mr. Eggleston introduced himself and presented, “Robert Hood came in earlier this year and asked for a special permit to convert the building from Physical Fitness to a combination of uses that included Office, general; Retail; Office, licensed professional. As part of that approval we had to create a 20 foot fire lane; it is in place. We granted a six-foot easement for the creekwalk which continues with the Teasel Barn easement. He had to make improvements to the front of the building to make it more architecturally appropriate, which are underway. We are very close on landing a deal with an office for this space. The second half we think there may be two tenants – a professional office and a general office that will be taking the front space. He has had constant issues with the back; no one wants that lower space for an office. He thought it may make sense to add four 1-bedroom apartments. These would be dwelling units occupied more than 30 days, similar to what he did on the Teasel Barn – they found a good demand for the apartments. We have proposed taking the two-story barn structure, relocating the stairs to the center and having four 1-bedroom apartments. To meet building code the apartments will be sprinklered. We are putting a small 4.5 foot by 13 foot common entrance so there is one door to come in.”

Chairman Kenan, “So this right now is an appendage on the back of the building?” Mr. Eggleston, “Historically there’s this post&beam barn with a metal building added in front. So the back barn portion will now become apartments. We are adding windows around the

perimeter to meet the Downtown D Design Standards. They will be double hung windows.” Chairman Kenan, “By the way does this other building meet the Downtown D Design Standards?” Mr. Eggleston, “The Teasel Barn? You’ll have to ask Chad Rogers.” Chairman Kenan, “That has to be the ugliest building in town.” Mr. Eggleston, “I’ll second that.”

Member Sutherland, “I think one of the challenges is with the other building they lost it on the windows. The trim was very modest. The most recent houses that have been built in Parkside have used a much better window. Windows make a huge difference. Trim above and a good sill and good muntins make a good window. This one has the same ghostlike look about it.” Mr. Eggleston, “So you’d like grids in the windows...” Member Sutherland, “Not just grids, but a good window. There’s a shadow that happens with both that. There’s real cheap, there’s cheap, there’s OK, there’s better and then there’s pretty good. I’d like to see pretty good as a starting point. But in terms of how do you break it down in a way that there’s interest, there’s shadow; it doesn’t look like public housing.” Mr. Eggleston, “I’ll talk with Jamie Kinder.” Member Sutherland, “I think rather that talking with Jamie, I think you have to specify real stuff. We have to see the details.

Chairman Kenan, “OK so this shell that’s there now is going to be converted into 4 units. And this is strictly the expansion of a nonconforming structure, right?” Mr. Eggleston, “We need a variance for lot area; we need 12,000 SF for the dwelling units and the commercial needs 3000 SF. So we need 15,000 and we’re 13, 648. So it’s less that 2000 SF lot area variance. Lot widths we are fine on. Multiple family is a special use permit. And we will need Critical Impact because this was not listed in the blanket approval.” Chairman Kenan, “How do you stand on parking here?” Mr. Eggleston, “We have 7 parking spaces in the front, we have 3 on the side, we have 2 in the back and we have 6 on the other property that were designated for this unit. We need 4 parking spaces for the dwelling units (we will have 1 handicapped space) with 18 spaces on the site. The commercial parking is not required to be on site; the 3570 SF of commercial has more than enough parking at 1 per 300 SF. So we have ample parking.”

Attorney Galbato, “It is a recommendation to the Zoning Board of Appeals for the variances requested, and Special Use Permit; and then a recommendation on Critical Impact. It is redevelopment in Downtown D.”

Member Sutherland, “What I would like to pull out of this is the design standards application & review and do that at a subsequent meeting. I move that we recommend that the ZBA approve the area variances and Special Use Permit, and that we recommend to the Trustees that they approve the Critical Impact Permit. The Downtown D Design Standards are to be brought back to this Board for further review.” Member Hartnett seconded the motion. Upon the unanimous vote of the members in favor of the motion, it was carried. Member Sutherland, “The one other question is site enhancements – and landscaping, etc. Typically you would expect to see that. In this case I would wrap that into the Downtown design standards.” Mr. Eggleston thanked the Board. This matter was concluded at 9:06 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards

Village of Skaneateles Planning Board Meeting October 8, 2015

Site Plan Review in the matter of the application of Richard Charles & David Kerr to change the use of a property in the Downtown D District from (Commercial Uses) Vehicular Services to (Commercial Uses) Physical Fitness at the property addressed as 37 Jordan Street in the Village of Skaneateles.

Present: Bruce Kenan, Chairman
 Brian Carvalho, Member
 William Eberhardt, Member
 Stephen Hartnett, Member
 Douglas Sutherland, Member

Riccardo Galbato, Attorney for the Planning Board
Dennis Dundon, Clerk to the Boards

Robert Eggleston, Architect, on behalf of the applicant

Mr. & Mrs. Mueller, 8 Fennell Street

At 9:17 pm Chairman Kenan called for Richard Charles & David Kerr for 37 Jordan Street. Mr. Eggleston introduced himself and presented, "Richard Charles recently bought this property. He also owns the property in front. He came in for a blanket approval for 5 different uses; you recommended 3 uses – office, professional office and physical fitness. You made a condition of that a specific site plan review of any actual application for a specific proposed use. We are coming in with David Kerr who had Salt Fit over at 11 Fennell Street; he has an agreement with Richard Charles to relocate on a smaller scale into this property. He will be using the 30 by 40 foot area for his gym, he has a little yoga on the side plus toilet & lobby. This will be a smaller operation than at 11 Fennell St. We are working with Shannon [Harty DMO] to pick up water from the back. He has worked out an arrangement with Curt Feldmann who put a catch basin behind the boutique hotel. We will tie into that. Shannon would like an easement placed over the Feldmann and Charles property for that. There will be a new 6 foot high privacy fence along this parking area. This will be minimal alteration to the building; it is a month-to-month lease. Richard has cleaned and fixed up the building, has put some plantings along the front of the building. We are talking about his having classes here during the day; there might be a couple into the evening time. As far as the parking, Richard Charles is going to pave from the corner of the building back. This will remain gravel. Classes are held with 10 – 16 members. Hours are from 6 am to 8 pm, up to 7 days per week but not all hours on all days. There will be no more than 3 staff people at any time. Membership was up to 120 people. In addition to classes there will be personal training and general workout times. Water usage would be less than 200 GPD; there are no showers. This is the specific site plan approval that he would like to do. I do want

to let you know that Diane Mueller who lives across from the former Salt Fit had some concerns that she raised at Critical Impact that she raised earlier with the Trustees. It was suggested that she come and the Trustees are suggesting that you might want to hear from her for any comments that she might have with respect to this application.”

Member Carvalho, “Is one toilet adequate?” Mr. Eggleston, “Yes. People are there for an hour. Right now Richard is giving him an opportunity to see how it plays out. The lease arrangement is that all activities will be inside. There won’t be any outside exercise, there won’t be any marathons that start from here. It’s just personal service inside.”

Chairman Kenan, “What was being discussed with the Trustees?” Attorney Galbato, “That was the Critical Impact Hearing on the changes of use.” Mr. Eggleston, “We had Critical Impact for the blanket three uses. Diane expressed some concerns; the Trustees thought that these were not Critical Impact concerns but more site plan review concerns. And that it was appropriate that she raise those issues with you.”

Chairman Kenan, “Diane, would you like to address us?” Ms. Mueller, “My name is Diane Hawley Mueller. I live at 8 Fennell Street. I believe that you are going to be invited to a meeting at the Village on October 22. I know this is not a public hearing; I’m grateful that you let me speak. Salt Fit was across the street from me at 11 Fennell Street. I went to the meeting tonight because of my concerns with what Mr. Eggleston is talking about. There are 3 components that he mentioned at the Village meeting. I don’t know how you state them [Mr. Eggleston – office, professional office, or physical fitness]. The other uses were not approved; I was concerned about hearing machinery like we heard from Trabold’s for years and years.”

Ms. Mueller continued, “At Salt Fit, people would come outside and Bob has assured you that they are not going to do this. I am a little reluctant to really believe that due to the way that Salt Fit was handled across the street from me. Salt Fit is a cross-training group and they push large metal containers up and down the street for weight fitness. When they were at 11 Fennell Street they would play very loud music at all times of day, starting at 6 am in the morning. And because they had no air conditioning they would bring the entire group of people outdoors; so they would rally and encourage everybody to be healthy and strong – which I don’t object to at all. What I objected to was the loud noise and the commotion across the street; the parking was not only at Kirby Janke’s building, they were parking in the 7 parking spaces that Mr. Eggleston mentioned. They parked there and they would park up and down the street in front of the Old Stone Mill. I don’t mean to sound like I’m complaining. What I am worried about is that this really isn’t going to happen. That what’s really going to happen is that saying it’s a month to month lease, that it’s going to change, that it’s going to evolve into something else.”

Ms. Mueller continued, “I have an example of that. The house next door to me at 6 Fennell Street was proposed as a single house dwelling. This is going to be one family with a husband, a wife, a child and two dogs. And right now 6 Fennell Street is a weekly, daily rental. There are 7 bedrooms over there, 5 bedrooms, 4 bathrooms, 2 kitchens. It became this enormous house, which was a little old lady – Helen Evans’ house. I agreed at a meeting with Mr. Eggleston, that this, which he brought me to – that this was going to be a single family dwelling. I am just suspect. I’m worried that it’s going to be noisy; that there’s going to be a lot of parking; that it’s

going to turn into something more than it really is; that the people are going to be outside. The quality of life goes down when there is that kind of noise. I know there are different kinds of businesses where I live. I know it's mercantile. I know I'm in a section that's noisy. But I'm not going to stand back and not give my opinion as to whether or not we need it noisy 7 days a week from 6 in the morning until 7 at night. I heard that's the proposal of Salt Fit."

Chairman Kenan, "Do you back up to this property?" Ms. Mueller, "No I do not." Chairman Kenan, "But you are near it." Ms. Mueller, "Very near it. I am one back yard away." Chairman Kenan, "What's the connection between what you just described at 6 Fennell and this application?" Ms. Mueller, "That's a very good question. The connection is that the property – I don't believe it's really going to happen. I'd like to think they are always going to stay inside. The other connection was that this man lives in San Francisco. He didn't come and move into our community because in 2008 he had some trouble; the stock market went down; he couldn't move here; he had to stay working longer. It just seems to be a lot of stories." Chairman Kenan, "And which man – oh Richard Charles." Ms. Mueller, "He lives in San Francisco, he was going to come here. And I didn't say anything when 6 Fennell Street turned into a daily rental. This is my opportunity to voice that I'm concerned about what's going to happen around me now. Thank you."

Chairman Kenan, "Thank you." Mr. Eggleston, "Relative to the issue of Richard Charles living in San Francisco – last time I knew anyone has a right to buy property in town -- he does have a tenant in his building in front, 39, who is Joan Thompson, who has been kind of overseeing and is the point person for the building that he currently has. So there is a local contact person." Member Hartnett, "Is this intended to be kind of a filler until he can find a better tenant?" Mr. Eggleston, "Correct." Member Carvalho, "I see on the exterior that this is just a metal building. Is this building insulated or any kind of soundproofing?" Mr. Eggleston, "It's an insulated pole barn structure. It has the typical characteristics of a typical building. I have been working with Richard on this deal. I have been advising him there are things that he needs to be careful of. With maybe some appropriate conditions; Richard is aware of the sound and there are certain things that are written into the lease so this doesn't become a monster sports thing. This is just a personal training where it has group classes and individual training and inside workout. To cue you in on the Trustees. The Trustees took to heart while most of the comments made by Diane were not Critical Impact comments relative to municipal infrastructure, they wanted to have a joint meeting and they are going to ask to set up a joint meeting with you to discuss that property. They have adjourned their meeting until their next meeting pending any conversations that may occur. I don't know if that influences what you would like to do with this."

Chairman Kenan, "I guess we could adjourn as well although we haven't heard from them about a joint meeting." Member Sutherland, "Sort of thinking just table it and move it on to next month?" Chairman Kenan, "Yes. Do we have a time constraint?" Attorney Galbato, "For a site plan? It's not a public hearing so you don't have the 62 days." Chairman Kenan, "Well, we have 'til next month."

Member Hartnett, "I'll make a motion to table this matter and continue it to the November 5, 2015 meeting. Member Sutherland seconded the motion. Upon the unanimous vote of the

members in favor of the motion, it was carried. Upon motion of Chairman Kenan the meeting was adjourned at 9:35 pm.

Respectfully submitted,
Dennis Dundon, Clerk to the Boards