

**MINUTES OF THE MEETING OF THE COHOES PLANNING BOARD HELD AT 97 MOHAWK STREET
COMMON COUNCIL CHAMBERS
APRIL 11, 2022 at 6:30PM**

MEMBERS PRESENT: **Mr. Mark DeFruscio, Chairperson**
 Mr. Jack Carroll, Vice Chair
 Mr. Joe Nadeau
 Mr. Bob Bucher
 Ms. Kizzy Williams

ABSENT: **Ms. Stephanie Couture**

ALSO PRESENT: **Joseph Seman-Graves, City Planner**
 Sharon Butler, Administrative Assistant
 Josh Giller, Assistant Planner

Chairperson DeFruscio called the meeting to order at 6:31 pm and asked for roll call.
Roll Call; Member Couture was absent

CONSIDERATION OF MINUTES FROM THE MARCH 14, 2022 MEETING

Chairperson DeFruscio; first item on the agenda is consideration of the March 14, 2022 meeting minutes. Everyone was distributed a copy of the minutes, hopefully you've had time to review them. Does anybody have any updates, revisions, since there verbatim it's a little difficult to change anything. Any members have any changes or comments, questions?
Vice Chair Carroll; I'll make the motion to accept the minutes as printed.
Member Nadeau; I'll 2nd motion carried

	YES	NO
Bob Bucher	ABSTAIN	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	X	

CONSIDERATION OF A CHANGE OF USE/NEW TENANT APPLICATION FOR 202 ONTARIO STREET

Chairperson DeFruscio; next item on the agenda is 202 Ontario Street. The applicant is applying for a change of use/new tenant operation. It's something we talked about before, it's a barber shop called Family Barber Shop, is Mr. Lugo here? Would you please join us, state your name and then just give us a little overview of what you're trying to do
Marcos Lugo; I'm going to make a barber shop, I was here a few months ago I hope everything is in place now
Chairperson DeFruscio; you gave a drawing now of what you're looking to do in there. One of the big questions we had was how many chairs you were going to have in there. You're going to have 3 chairs in there.
Mr. Lugo; yes sir
Chairperson DeFruscio; and you've got a bathroom, you've got a front window. Because the issue I think is parking, how many employees are you going to have?
Mr. Lugo; 2, but hopefully 3. If one is on vacation there is backup.
Chairperson DeFruscio; now are you going to be parking your vehicle and your employee vehicles in the back somewhere
Mr. Lugo; there is 2 places but fits 3 cars
Vice Chair Carroll; and the customers will park on the street?
Mr. Lugo; the customers will park on the street. We will do by appointment

Vice Chair Carroll; I've gone by there several times just to observe, unless it's Sunday morning, it seems like you've got a lot of parking where everybody that goes to church parks. Having 2 or 3 cars doesn't seem like much

Chairperson DeFruscio; well you do have the beauty salon there and she has customers come in. Are you going to do by appointment or do walk in's, what's your plan?

Mr. Lugo; in the beginning it will be by appointment. There's some walk in, in that area I observed so maybe 1 or 2 walk in's

Chairperson DeFruscio; any other board members....

Member Williams; I'm ready for you to open,

Chairperson DeFruscio; he's a barber he can't cut your hair

Member Williams; he can cut my son's hair. So when are you actually going to open?

Mr. Lugo; there still some things to do like painting, so maybe 30 days

Chairperson DeFruscio; right now there's still some things, like the signage. What do we need to do with signage?

Joe Seman-Graves; nothing as long as the applicant submits a building permit application and meets the sign requirements

Chairperson DeFruscio; I just want to make you aware that you need to be careful when you're doing signage, there are requirements. The planning department can help you there, with how big, because I know there was signage from the business that was there previously on the windows.

Member Williams; as long as you follow the codes the community will really appreciate you. And your barber shop as far as I know is the only one of the same color as me, so congratulations.

Mr. Lugo; yes, thank you

Chairperson DeFruscio; where is the bus plus bus stop going to be?

Joe Seman-Graves; down from the

Chairperson DeFruscio; the liquor store, kitty corner. Ok does anybody have any other questions? Ok so now we're looking for a motion

Sharon; public comments

Chairperson DeFruscio; oh, ok is there anybody from the public that would like to comment on this barber shop on Ontario Street? We're opening up for public comment at this point in time. We don't see anybody at this point in time so now looking for somebody to make a motion to either approve this use of a barber shop, change of use/ new tenant application or denial.

Member Williams; you know I like it

Chairperson DeFruscio; so you're making a motion to approve the....

Member Williams; yes

Vice Chair Carroll; I 2nd it motion carried

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	X	

CONSIDERATION OF A CHANGE OF USE/NEW TENANT APPLICATION FOR 289 ONTARIO STREET

Chairperson DeFruscio; next item on the agenda is consideration of a change of use/new tenant application for a dog grooming business called Zen Dog Grooming at 288 Ontario Street, the hours of operation are 8AM until 6PM. Is Brittany Brown here? Would you like to step up and give us a little about what your plan is?

Ms. Brown; pretty much what I'm going to be doing is moving cliental from Saratoga Street over to Ontario

Chairperson DeFruscio; so you're with the group over on Saratoga Street?

Ms. Brown; was

Chairperson DeFruscio; was, ok. That space right now it's currently next to Sub ta Toot is it currently set up like office space?

Ms. Brown; no it's pretty much a big open room with a little back office kind of a half wall. It was a hair salon so we don't have to do much there and that's why I decided on that space.

Chairperson DeFruscio; you supplied us with a layout of the space, there's no issue with water drainage because you said it was a hair salon before

Ms. Brown; yes

Chairperson DeFruscio; and you do have a bathroom, you're going to have 2 grooming stations, a dog tub, anything else in there

Ms. Brown; nope

Chairperson DeFruscio; are you going to be servicing people by appointment or...

Ms. Brown; yea so it's more like a calm room very relaxed, it's not going to be a high volume dog grooming operation, like most of the groomers around here. So it will be by appointment only I would say every 2 or 3 hours people coming in.

Chairperson DeFruscio; and you're not doing any doggie day care or anything like that?

Ms. Brown; no, none of that.

Vice Chair Carroll; it's going to be a full range of dog grooming options, nails up to trimmings?

Ms. Brown; yes, I want it to have more of a spa/salon feel, getting away from the old ways of doing things with grooming. For a long time with the business I was involved with I know there's a high demand for it, especially with the new aged ways, I have some experience with that and I want to take the grooming that way.

Member Nadeau; it says 8 to 6PM, how many days a week?

Ms. Brown; so that's variable because my groomer and I also work 4 days a week but it's spotty so it's not going to be every day it's going to be more like 4 or 5 days I think that will be the most. Then eventually down the road if I get another groomer in there, I don't know what that will be, but not 7 days a week. It's usually 4 or 5 days per groomer between those hours.

Member Nadeau; will it be primarily weekdays or

Ms. Brown; Saturday's a big day, Sunday no I can't imagine

Member Nadeau; so you'll be working a 6 day schedule

Ms. Brown; yes, we're both there on Saturday as it's a big day

Member Williams; your saying you will be working 6 days a week, is that what you're saying?

Ms. Brown; well I just want to have the flexibility, so Monday through Sunday, if my groomer wants to work one of those days, not necessarily every day. I work Tuesday, Wednesday, Friday and Saturday, my groomer that is coming with me works Tuesday, Thursday, Friday and Saturday. So we both would work 4 days a week. Like I said we're by appointment only and we're not taking walk-ins.

Member Williams; and how long have you been open?

Ms. Brown; we've been in Cohoes 3 years, I have people who followed me from Delmar. I've been doing this for 15 years

Chairperson DeFruscio; there's been some concerns with dogs in Silliman Park and close to City Hall as far as picking up after them, so you're going to have to make sure that anybody that brings their dog is taking care of cleaning up after the dog and things of that nature, especially around City Hall

Ms. Brown; initially when I looked at the spot, I kind of thought is this going to be a problem. But I do have some ideas to kind of deter people and if not then we're just going to have to stay on top of it.

Vice Chair Carroll; well you wouldn't really be responsible for anybody not taking care of that...

Ms. Brown; that's what the landlord said but I feel if I'm bringing all of that, it's kind of...

Vice Chair Carroll; if people are bringing their dog to a spa, they are going to pick up after them

Chairperson DeFruscio; anybody else have any questions or comments? Ok I'd like to open up the item for public comment, anybody in the audience have any comments or questions or things of that nature? I don't see any, so now we're looking for a motion to either accept or deny the application for a change of use for 289 Ontario Street for a dog grooming business.

Member Nadeau; I'll make that motion

Vice Chair Carroll; I'll 2nd motion carried

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	

Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	X	

CONSIDERATION OF A CHANGE OF USE/NEW TENANT APPLICATION FOR 300 ONTARIO STREET

Chairperson DeFruscio; next item on the agenda is a change of use/new business application for a printing shop at 300 Ontario Street. Is the applicant here, Jamie Bennett?

Ms. Bennett: yes

Chairperson DeFruscio; would you like to give a little overview of what you are planning

Ms. Bennett; yes I plan on, I've been working as a print marketer running Staples for the last 15 years. I'm running all of their print departments, so I decided that it's about time to open up my own. I have many customers that have followed me from every Staples in the capital district. Where I live is on Ontario right underneath from me is the vacant ice cream shop, she's not doing anything with it, she had a successful ice cream shop there but it got too busy and she gave me a spot so I can open up my own business.

Chairperson DeFruscio; you provided a layout for us?

Ms. Bennett; no I don't have anything yet right now, the building is full of ice cream machines and stuff, so she is going to try to get that out of there. Plus there was a tenant above us that she has per court, she has to keep all of her items for 22 days, so until the court will let her get rid of it, I can't get in there. There's not too much I can do until the court lets her get rid of that stuff. I do have an outside view of where the sign is going to go, the size of the sign (passed to the board members the sign design) Right now she's got it set up for storage, said she needs at least another week to figure it out

Chairperson DeFruscio; so how many machines and desks and how many employees?

Ms. Bennett; I will have one full serve machine, and then I'm going to have a self-serve machine, and also a postal machine and a blue print machine as most of my clients are contractors. Then I have a small and large binding machine and then I'll just have 2 main computers where I'll do all my work on so that all the orders and everything will be right there.

Vice Chair Carroll; what about traffic?

Ms. Bennett; I mean, it's not really, the inside is not so much of a hangout spot. I'll definitely.....

Vice Chair Carroll; how many people are going to be coming in and parking their cars in that area?

Ms. Bennett; I mean it's going to be, it's not, I mean I'm busy at Staples so I'm hoping to be here. A lot of my customers are coming down, most of the business customers I try to do delivery for them because they're so busy that they can't really get around, so I'll be delivering a lot of items to them. I do all of LaSalle Institute, so I normally just drive the stuff up to them. The Schenectady Child Protective Service, I do all their things for that department, so there's a lot of departments that I'll be traveling to. But just in case, I have a lot of older people that are my clients as well, so I'll have a little sitting area in there so they have somewhere to sit while waiting. But most of it will be placed online or email, so they just come in pick it up and go. Spindle City next to me does printing and faxing as well, but John said once I open up that will completely shut that down.

Member Nadeau; what kind of square footage do you have there, will it fit this operation?

Ms. Bennett; so a company actually already came down (inaudible), it's going to be 30 days. It's 29 feet by 14 feet so it's a pretty nice space. So he already came down there, I'm actually working with Rico which is an all women owned computer tech company out of Albany, they've been around for 50 years. So they already came down and they assessed, they checked the breaker box, all the usage, the wattage everything is good. The space is good for all of our machines, you can still walk through you just can't really do anything so they came in and did a walk through and measured everything and everything is good.

Member Nadeau; and how many employees will you have?

Ms. Bennett; right now it's just going to be me. So fortunately being at Staples for 15 years, I'm used to doing 10 jobs at once and being able to handle it so I'm not worried about that

Member Nadeau; worst case is if you need to it might be one other person.....

Ms. Bennett; yes my husband will be down there with me, so he'll definitely be helping me and I have a lot of employees who have left Staples, but I still call them and they said the second you need somebody call me.

Member Williams; I will definitely say as a business owner you have this one well thought out. And second, you don't need employees, so you can save some money. The less people you have to pay, the more successful you'll be.

Ms. Bennett; yes definitely.

Member Williams; congratulations

Ms. Bennett; thank you, I love it and I have many customers follow me. My contact list is pages and pages long

Member Nadeau; and you'll have people walking in off the street right?

Ms. Bennett; absolutely, like Staples does a lot of printing and faxing that's a huge thing, so is scanning, so I'll have all that set up, the problem is Staples they want everyone to do it themselves and I have a lot of customers that are 90 years old they don't want to fax something they want someone to do it for them

Member Nadeau; will you have any do it your self

Ms. Bennett; there will be a little self-service machine, so that way when I'm doing a lot of my orders for my companies and I'm using the one full serve I can have them to do little small orders.

Chairperson DeFruscio; any other questions? In this case again, parking is always an issue because the downtown area, they can use one of the public parking lots if they want to but, it's important that they be careful on Ontario Street.

So if there's no more questions from the board, I'd like to open it up for public comment, anybody here want to make any comments or observations

Member Williams; isn't there a shop right next door to you

Ms. Bennett; Spindles

Chairperson DeFruscio; Tiny Diney

Member Williams; can you use their parking lot?

Ms. Bennett; yes, he lets me because in 2 months both of my vehicles were smashed when parking there in the middle of the night, so I stopped parking on that road because every vehicle I get ends up smashed so I'm good friends with John and he's already said I can use his parking lot.

Member Williams; good

Chairperson DeFruscio; ok, I don't see anybody wanting to make any public comment, so now we're looking for a proposal to either approve or deny a change of use for the printing stop at 300 Ontario Street.

Member Williams; I definitely approve

Member Nadeau; I'll 2nd it motion carried

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	X	

Chairperson DeFruscio; ok, looking forward to seeing a plan on what you're going to put inside. Hopefully everything works out for you.

CONSIDERATION OF A PRELIMINARY SITE PLAN REVIEW FOR 45 JOHNSTON AVENUE

Chairperson DeFruscio; next item on the agenda is 45 Johnston Avenue. The applicant is seeking a site plan for 10 residential dwelling units, we've already reviewed this before. There were 16 units previously now it's down to 10. We had sent our recommendation along to the zoning board of appeals. They felt that they weren't ready to approve it with that many units in it so the plan has been revised. You want to give us an overview of that?

Peter Tyron; sure, my partner Ron Stein, he might be on Zoom. But we originally came here and proposed 16 market rate apartments. After meeting with the zoning board last month and receiving their comments about the amount of units we took their comments and went back to the drawing board to lower the amount of units and find a way to make it work, and although it's very tight for us we were able to come up with a proposal for 10 – 2 bedroom apartments market rate. It's tight for us but with the timing given and the market conditions and raising interest rates. That was one of the reasons we wanted to get this to you guys and review it.

Chairperson DeFruscio; ok Bob had some comments, Joe do you want him to point out those comments or do you want to?

Joe Seman-Graves; Bob do you want to give your comments?

Member Bucher; sure; basically thanks for getting me up to speed on this. I reviewed the site plan, I just had some questions, predominately is the applicant going to propose any exterior lighting to the building and if so what did you have in mind?

Mr. Tyron; we were going to propose lighting as well as security, we mentioned before to you, security cameras on all of our buildings. We like to work with the PD and give them access to our security system so they have 24/7 access if they ever need it. We've seen a lot of success with that in Albany. But yes, we propose lighting on all the corners and entrances of the property. We were also looking to mimic the street scape of Remsen Street, as well as new sidewalks and curbs. So lampposts are something that if you'd like to see, we'd happily do that. But we like to keep our building well-lit and secure.

Member Bucher; so did I hear you say you're looking as light poles like Remsen Street?

Mr. Tyron; yes, we're going to mimic as close as possible to Remsen Street streetscape, so lampposts are possible. We certainly will have all exterior lighting on the building, every corner, every entranceway, basically so at night you're getting every corner of the property lit up. And I don't know if you heard me but we're also adding security, we have cameras that the local PD will have access to 24/7

Member Bucher; right, and I think just my thoughts, where that the corner of the building has a lot of opportunity to engage the streetscape. I see what appears to be a planting of some small green space planting in that area and I appreciate the fact that you're looking to replicate the streetscape materials of Remsen Street, which I think would be important even though the trees aren't on here for renderings, I see them on the site plan which is good. I would definitely encourage a nice lighting commitment, perhaps even in-grade bollard lighting that could wash the building vertically. It would make that corner come alive to be very inviting not only for the residents in the neighborhood, but certainly the tenants that would be leasing from you.

Mr. Tyron; agreed and we've done that bollard lighting on other projects. Most recent one being 560 Madison Avenue in Albany, it's the old Ralph's Tavern. If you go down there at night you'll see bollards lit-up vertically highlighting the building with historic undertones.

Member Bucher; right. I think it would be wonderful and again I'd like to see, I'm sure you'll get there with some call out of some materials and things, but again a little bit of planting schedule. The other thought might be the 2, that little side yard enclosed inside a stockade fence. Maybe the applicant can give consideration to just dressing up the shorter runs of the fence that engage the street with something a little nicer. You know that 10, 12, 15 feet on there and just limit the stockade to the west (inaudible)

Mr. Tyron; I know it's not shown on here but our intention is to eventually make that alleyway a dog run and to install either grass or turf it and also add fencing around it with tenant access so they can walk their dogs at night, all lit up privately. We've seen success with that on other projects.

Member Bucher; I think once again, it looks very good, a great opportunity to make that building come alive.

Mr. Tyron; we agree, thank you

Member Williams; I would like to know is this building, who are you renting to? Are you renting to families, college students, seniors?

Mr. Tyron; we don't have a target demographic. We're going to have market rate, we're open to showing everyone the apartments obviously. Just based off our experience of other projects, we've seen a lot of younger working class, specifically couples and as of lately with two bedrooms, them using one bedroom and the other being an office. We saw that shift drastically during COVID where, instead of one bedroom, we had a high demand for two because they wanted the extra space to work from home and that's what they designated the second bedroom for. So we don't have a target demographic but that's what we've seen from a majority of the people who have come and rent from us.

Member Williams; so you don't mind families

Mr. Tyron; we would go to the code as far as how many occupants can be allowed into a two bedroom apartment and obviously we have minimum credit and income verifications, as long as everyone meets the guidelines and occupancy rates.

Chairperson DeFruscio; any other questions?

Member Nadeau; I just have one. (Inaudible) in recent years, particularly in a situation like this, snow removal, where you may have a vehicle come and plow out but they block the adjacent sidewalks. Could you pay particular attention to snow removal and not obstructing the neighbor's sidewalks?

Chairperson DeFruscio; yes snow storage

Member Nadeau; its' become an issue so be mindful, anything you can do to alleviate that, that would go a long way.
Mr. Tyron; absolutely. Me doing the management intake, that's a big concern every year. We've got a lot of space in the basement which we will be able to store materials, snow blowers shovels.

Member Nadeau; I did notice there is quite a bit of storage down there and that is very helpful

Mr. Tyron; yes very helpful. The ramp there coming out of Mangham that we can use to roll our snow blowers from there.

Member Nadeau; I'm actually please to see that you have the back (rest inaudible)

Mr. Tyron; we turned these around a little quicker but one thing you don't see on here, is that when coming down the staircase on Johnston, there will be a mail room, package room just to the left of the staircase, that's going to be the only change.

Member Nadeau; actually I was a little curious, it looks like the restrooms on that basement level, was there a specific idea behind that?

Mr. Tyron; no these will actually be removed. That was on the existing floor plans we did.

Member Nadeau; ok, with the removal of that it won't be extending any apartments?

Mr. Tyron; no, we're going to start with this if we see a need for a gathering space like an office or something like that (inaudible)

Member Williams; I want to know what is market rate, you said you're going to charge market rate what is that?

Mr. Tyron; so from our research, market rate apartments range anywhere from \$1,600 to \$2,000 for a two bedroom.

We're going for the higher end finishes mimicking something like Harmony Mills.

Member Williams; so what is yours going to be, is it going to \$1,600 or \$2,000?

Mr. Tyron; our model went for an average of \$1,800 so it'll flex between that range. Obviously it will go off of demand also.

Chairperson DeFruscio; ok if there's no other questions, I guess we'll open up for public comments. Anybody have any comments? (To Mr. Tyron); can you step aside for a moment and let this person come up? First state your name and then tell us what your comments are.

My name is Joan Kennedy; I live around the corner from this building. I'm excited that this building will get re-used. I've written in comments the last couple of meetings. I am concerned about parking. I know that the apartment number was reduced but its still, its 16 apartments and it's still 32 cars and on street parking is very, very difficult. I'm just looking for a creative way to help this building go forward but there be parking that doesn't detract from the green space. And I don't have the answers for you, I'm glad to see a greater diversity of building use and I don't know maybe something can be worked out with the dance studio or you know we have the church that comes in and they have regular activities but in the winter the snow and car parking is terrible. So I would like to see some serious consideration for how you would like to address that

Chairperson DeFruscio; stay with us not him. We are very much aware of the parking issues and they did submit a plan that meets the city code for additional off street parking for the new building or for the use of this building. Traffic and the planning board or planning department have been reviewing that plan and there's issues with the plan, so there would actually, do you want to

Joe Seman-Graves; yes, so we did reach out to the church, reached out to the neighbors across the street that set back more and there was no interest in making any kind of deals.

Ms. Kennedy; it's really tight there.

Joe Seman-Graves; so we have been looking at parking and I really appreciate you bringing these comments and I've tried to be responsive to everyone. We, and I know it's difficult when the church is having activities and Spindles is also having activities, it seems to be packed. But, when we've been going there we've noticed day and night at least work days there is a lot of available on street parking. I think the applicant reducing from 16 to 10 units will help address that. Their original plan was to put 16 on street spaces in front of their building and it's feasible but there were a couple of problems with it. One where we have drainage, DEC wouldn't let us do a certain treatment there so we couldn't. Common sense would say if you have one drain where water is going in it, two would have the same amount of water going into it. But common sense doesn't go all the way up in the state level, so we couldn't do it for that reason. We also would have to reduce on street parking on the adjacent side of the street, so we would have lost a spot overall. So we thought it best to recommend they go with the existing curb line for those 2 reasons. But also if they try to incorporate more spaces in front of their building the driving lanes are now shifting. So if you're going towards the church or the old school, you all of a sudden have to swerve.....

Ms. Kennedy; it's a one way

Joe Seman-Graves; yes, so we took all of this into consideration with the traffic and city engineer.....

Ms. Kennedy; it's interesting that you note there seems to be a lot less cars because I also started to notice it. It's just been this spring, there were several tenants who moved and they have not re-rented, it's been a couple of months. So those cars if you go down, I think Mangham you know they will rent those. I don't know how many units are there, but they have 3 cars per apartment, so all of that stuff gets looked over, so now with those apartments empty there's less stress with parking. And you're right, lately.....

Joe Seman-Graves; it might have been a bad time to be looking at this

Ms. Kennedy; no, it's not a bad time it's just, I just really hope if they're going to renovate the apartments that they're keeping empty, that they upgrade them so that normal working people can be interested in them

Joe Seman-Graves; I will say from the number that they've shown from the other units they do have in Albany, they're not even seeing one car per bedroom. It's hard to say with 10 units you'll see 20 cars. Now I'm also someone who lives in a spot like that, and I keep my bike in the back of my car, you'll notice in those situations you're not necessarily all the time renting to someone who would have 2 or 3 cars. Some people are looking for bus lines or people are carpooling, so it's hard to say that 10 units equals 20 cars. We see it across the city, it's not 1 to 1, so I think the board's biggest challenge was weighing that. Most of the comments back argue weighing that and preserving the building because I think everyone's in agreement that it should be preserved. I think the board did their job reducing the number of units there

Ms. Kennedy; yes, I don't have a problem with the process or the decisions being made, I just know that the parking is very difficult. I don't know, can you open up parking along the main road at the end of Johnston?

Joe Seman-Graves; potentially, but one thing I've also heard from Pascale his cliental doesn't always park in the parking lot, so this might be a way for them to start parking in their parking lot to reduce the stress further on the street.

Ms. Kennedy; but their parking lot is private, very crowded

Chairperson DeFruscio; it's not lined and people don't park properly in there

Ms. Kennedy; yea so anyway it's an issue for those of us who live here year round and own property we juggle a lot and I don't have any answer.

Chairperson DeFruscio; we appreciate your comments and we hope you understand that we are trying to mediate a resolution somehow.....

Ms. Kennedy; and I do want this project to go forth, I think this is good

Chairperson DeFruscio; thank you very much for your comments, appreciate it.

Joe Seman-Graves; thank you for coming in person

Chairperson DeFruscio; is there any other people who want to make comments or observations? I see none, so now we're looking for a motion to accept the applicant's approval for the site plan for the operation of 10 residential units at 45 Johnston Avenue...

Member Nadeau; I'll make that motion

Joe Seman-Graves; can I throw a caveat before you make that motion? The applicant pending, should you approve, needs to follow up with a planting schedule, fencing, street scape and then Bob also talked about more specifics on lighting, it shouldn't hold up a yes or no on it but just so follow up happens.

Member Nadeau; so contingent upon.....

Chairperson DeFruscio; yes

Member Nadeau; so I'll make that motion contingent up the request that Joe just made.

Vice Chair Carroll; I'll 2nd motion carried

	YES	NO
Bob Bucher	X	
Joseph Nadeau	X	
Mark DeFruscio	X	
Jack Carroll	X	
Stephanie Couture	ABSENT	
Kizzy Williams	X	

Chairperson DeFruscio; thank you very much. So now we're looking for a motion to adjourn the meeting at 7:21

Vice Chair Carroll; I'll make that motion, 2nd by Member Nadeau meeting adjourned at 7:21PM