

**PLANNING BOARD  
MEETING MINUTES  
OCTOBER 27, 2020**

**CALL TO  
ORDER**

The regular meeting shall be called to order at 7:01 p.m.

Via ZOOM Teleconference Link:

<https://us02web.zoom.us/j/7373206419?pwd=STZFRIBTRUVqTFk5MEp5Y1BhV2c0QT09>

Meeting ID: 737 320 6419

Password: 922644

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**FLAG SALUTE**

The Board saluted the flag.

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**ROLL CALL**

On a call of the roll, the following Board Members and Officials should be present:

**BOARD**

Mr. William Hering, Vice Chair

Mr. Raymond Giacobbe, Mayor

Mr. Jeff Brooks, Mayor's Designee

Mr. Michael Pakay, Commissioner

Mr. Jeremy Mojica, Commissioner

Mr. Frank Spallone, Commissioner

Mr. Robert Simon, Commissioner

Mr. Alexander Shipley, Commissioner

Mr. Thomas O'Reilly, Commissioner

Mr. William Cladek, 1<sup>st</sup> Alternate Commissioner

Mr. Christopher Brown, 2<sup>nd</sup> Alternate Commissioner

Mr. Jeffrey Robinson, Commissioner Chair

Mr. Karl Kemm, Esq, Board Attorney

Ms. Jacqueline Dirmann, City Engineer

Ms. Kate Keller, City Planner

Ms. Ann Marie Williams, Board Secretary

\*Absent from this meeting were Commissioners Spallone, Pakay and Cladek. Mayor's designee represented the Mayor.

Chairman Robinson opened the meeting with the regulations and reading of the agenda into the record. The following action took place.

**SWEARING IN OF BOARD PROFESSIONALS:**

Chairman called upon attorney Mark Dugan representing Bed Bath & More Inc. for their application requesting a preliminary major site plan, final major site plan and a bulk “c” variance.

City attorney confirmed that the applicant was ready to be heard. Dugan described the application and called Albert Shayek owner/tenant of the property. Details were provided on the size and condition of the property. The portion of the property where the improvements will take place is the back. Hours of operation are from 9:30-6:00pm and there are approximately 20 employees on site each day covering one shift. The ten loading bays are on Walters Street and will remain the primary. A second loading bay will be created on W. Lake Ave. Deliveries are through Box Trucks and a few 18 Wheelers. The plan expands storage, not traffic.

Floor opened to questions from the Board Commissioners. Commissioner Brooks questioned whether the owner intended to sell the building because of the sign still up and whether the parking lot will be re striped. Shayek confirmed the for-sale sign is old and the lot will be re striped. Commissioner Robinson asked if the owner knew how old the building was. Commissioner Shipley was able to give history on the building and the previous business. Shayek described his business as e commerce and advised that the number of parking spaces identified in the plans are per ordinance not per need. Shipley questioned where deliveries were made and Shayek confirmed that all pick ups are from Walters because there are 10 bays there. The bays there allow for trucks to pull into the building. Commissioner Brown asked whether they expected an uptick in revenue with the current climate and their expansion and Shayek confirmed that it’s 5-10 annually like any other business.

Dugan introduced Anthony Gallerano of Harbor Consulting who was accepted as an engineer and planner. Gallerano went over the plans in detail. Brooks questioned how long this project would take to which Gallerano replied about 4-6 months. Shipley questioned how the landscaping would be handled specific to providing a buffer to the back yards. Gallerano confirmed that although landscaping was not included in the plans the owners have agreed to address it along the property line that buffers the backyards and would be open to using whatever the City/Board wanted. Shipley questioned what façade improvements would be done and painting was confirmed. Shipley questioned lighting and the engineer confirmed that although lighting was not taking into consideration the applicant would work with the Board Engineer to make whatever updates were necessary. Board Planner Keller questioned whether pavement would be removed to add the landscaping. Gallerano confirmed there was space without the need to remove pavement that cannot be seen on the survey provided. Said survey was not done by the applicants’ current engineer. Keller confirmed that landscaping will be at the discretion of the Board Professionals.

Board Attorney Kemm asked for clarity regarding the plan for the bay/door on W Lake Ave. Owner clarified that the single door would be made into a double and two trucks can pull in completely. Gallerano addressed all the points noted on the engineer review letter and agreed to comply with all points addressed. Dugan called Architect Michael Testa who was accepted and approved as a witness. Testa shared the building plans and went over the materials covering all the points on the Board Planners report. Dugan then called Betsy Dolan, their traffic study expert who was accepted and approved as a witness. Dolan reviewed the traffic study and confirmed that it more than satisfies the demand that comes with the use. Dugan recalled Gallarano who went through the variances. There being no more questions the floor was opened to the public.

Miriam Dottin of 69 W Lake Ave discussed the concerns she had regarding traffic and tractor trailers driving down this residential street using the bay on Lake Ave regularly and not only the one on Walters Street as the previous testimony noted. Tractor trailers have blocked the street and her driveway. The gates on W Lake are opened and have been for the past 18 months and trucks come in and out of this side. The owner Jesse Schemo was sworn in as the second partner to discuss this residents' concerns. Schemo did not believe the trucks were theirs because they all go through Walters because that is the functioning side. Dottin confirmed this happened during the pandemic and not 18 months ago. Schemo offered Dottin to come in and discuss with them any issues that may arise in the future.

Kemm questioned whether the business advises their customers that the main entrance is on Walters Street and if Walters was the main bay, what then is the purpose of creating the second door on Lake Ave. Schemo advised that the second door gives them leverage to utilize the entire space better. Schemo also advised that maybe Fed Ex or UPS would use the W Lake side, but it is really overflow.

Questions were closed to the public. Commissioner Robinson agreed that the resident's concerns were valid ones and discussions were had regarding signage. Dugan along with the applicants agreed to having conditions noted on the resolution regarding bays and usage.

**Motion: Commissioner Hering**

**Second: Commissioner Simon**

**Yes: Commissioners Brooks, Mojica, Spallone, Simon, Shipley, Brown, Hering and Robinson**

**Absent: Commissioners Spallone, Pakay and Cladek**

**Abstain: None**

Chairman called upon attorney Amanda Curley representing ACV Environmental Services, Inc. for their application requesting an amended preliminary and final major site plan, final major site plan.

City attorney confirmed that the applicant was ready to be heard Curley summarized the application and called Jim Hill who was approved and accepted as engineer. Hill confirmed that the amendment is happening to comply with the changes to the regulations. There are no changes to the operation nor site circulation since their last approval from the Board. Hill confirmed they would comply with everything on both the Planners report and the Engineers.

Floor opened to questions and there being none a motion was made.

Motion: Commissioner Hering                      Second: Commissioner Simon  
Yes: Commissioners Brooks, Mojica, Spallone, Simon, Shipley, Brown, Hering and Robinson  
Absent: Commissioners Spallone, Pakay and Cladek  
Abstain: None

**ADJOURN:** There being no further business; the meeting shall adjourn.

Motion: Commissioner Hering                      Second: Commissioner Simon  
Yes: Commissioners Brooks, Mojica, Spallone, Simon, Shipley, Brown, Hering and Robinson  
Absent: Commissioners Spallone, Pakay and Cladek  
Abstain: None

Meeting ending at 9:34pm

