

S T A T E O F N E W Y O R K
COUNTY OF JEFFERSON

-----x
ZONING BOARD OF APPEALS

PUBLIC HEARING

#612

Area variance to increase the maximum allowed
square footage of an accessory structure in a
residential district

-----x
ZONING BOARD OF APPEALS

PUBLIC HEARING

#613

Area variance to increase the minimum rear-yard
setback in a neighborhood mixed use district

-----x
ZONING BOARD OF APPEALS

PUBLIC HEARING

#614

Area variance to reduce the minimum landscaped
buffer requirements along a street right-of-way
and along side property lines

-----x
ZONING BOARD OF APPEALS

PUBLIC HEARING

#615

Area variance to increase the maximum front-yard
setback in an urban mixed use district

-----x

S T A T E O F N E W Y O R K
COUNTY OF JEFFERSON

-----x
ZONING BOARD OF APPEALS

PUBLIC HEARING

#616

Area variance to decrease the minimum landscaped
buffer requirement along a street right-of-way

-----x
ZONING BOARD OF APPEALS

PUBLIC HEARING

#617

Area variance to increase the maximum unbuilt
frontage allowance in an urban mixed use district

-----x
ZONING BOARD OF APPEALS

PUBLIC HEARING

#618

Area variance to waive the requirement of
Section 310-50 that pedestrian access from
the sidewalk not cross a drive-through exit
lane

-----x

245 Washington Street
Watertown, New York 13601
Wednesday, March 18, 2026

B E F O R E:

Chairperson:

James Corriveau

Board Members:

Adam Ruppe
Anthony Velasquez
Lance Evans (Not present)

Senior Planner:

Geoffrey Urda

City Planner:

Joseph Albinus

City Attorney:

Joseph V. Frateschi, Esq.

REPORTED BY:

Tiffany-Jo Ponce, RPR
Court Reporter

ZONING BOARD OF APPEALS

1 CHAIRPERSON CORRIVEAU: All right. It's
2 7:00. We'll call the meeting to order. I'd like
3 to start with roll call of the board.

4 Adam Ruppe?

5 MR. RUPPE: Here.

6 CHAIRPERSON CORRIVEAU: Anthony
7 Velasquez?

8 MR. VELASQUEZ: Present.

9 CHAIRPERSON CORRIVEAU: Anthony's a new
10 board member tonight, so first meeting.

11 And myself, James Corriveau, the three of
12 us are here for the board tonight. We have a
13 quorum with three members.

14 I would also like to introduce our staff
15 who's here with us tonight. Senior Planner Geoff
16 Urda, and City Planner Joseph Albinus, and our city
17 attorney, who's here for the first time, Joseph
18 Frateschi.

19 MR. FRATESCHI: Well done.

20 CHAIRPERSON CORRIVEAU: Did I get it
21 right?

22 MR. FRATESCHI: You got it right. Great
23 job.

24 CHAIRPERSON CORRIVEAU: And our court
25 reporter, Tiffany Ponce.

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1 And I'll start by reading the public
2 notice into the record.

3 Notice of Public Hearings, Request for
4 Variances of the Zoning Ordinance of the City of
5 Watertown, New York.

6 Notice is hereby given that the Zoning
7 Board of Appeals of the City of Watertown,
8 New York, will meet on Wednesday, March 18, 2026,
9 at 7 p.m., in the City Council Chambers on the
10 Third Floor of City Hall for the purpose of hearing
11 seven variance requests:

12 Variance Request Number 612 is for the
13 property located 585 Water Street, being Parcel
14 Number 4-16-103.000, submitted by Gregory Mahan, to
15 increase the maximum allowed square footage of an
16 accessory structure;

17 Variance Request Number 613 is for
18 property located at 925 Main Street West, Parcel
19 Number 1-17-403.000, submitted by 925 Main
20 Street W, LLC, to reduce the minimum rear-yard
21 setback;

22 Variance Request Number 614 is for the
23 property located at 111 Breen Avenue, being Parcel
24 Number 8-01-214.100, submitted by Puccia Olive Oil
25 Company, LLC, to reduce the minimum exterior

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1 parking lot landscaped buffer;

2 Variance Requests Number 615, 616, 617,
3 and 618 are for lands that are currently comprised
4 at 430 and 440 State Street, Parcel Numbers
5 12-03-220.200 and 12-03-220.300, submitted by
6 454 State Street NNY, LLC. Variance Request 615 is
7 to increase the maximum front-yard setback.
8 Variance Request 616 is to waive the requirement
9 that the pedestrian access from the sidewalk not
10 cross a drive-through exit lane. Variance Request
11 617 is to increase the maximum unbuilt frontage.
12 Variance Request 618 is to reduce the minimum
13 exterior parking lot landscaped buffer.

14 All hearings may be adjourned, if
15 necessary. The meeting is open to the public.
16 Copies of the above requests are available for
17 public inspection by contacting the planning
18 department at (315)785-7741 or by email at
19 planning@watertown-ny.gov.

20 I'm going to do a couple things that are
21 unique tonight. Many of these variances have
22 intersection with the city planning commission,
23 with the county planning. And in front of each one
24 of these where that condition occurs, I'm going to
25 ask staff to give us a little walk-through of what

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1 the order of precedence ought to be, are we in a
2 position to vote tonight, are we not, et cetera.
3 And so you'll see that come up for each one, as
4 applicable.

5 So to begin with, I'll open the public
6 hearing for Variance Petition 612 at 585 Water
7 Street and invite the applicant or the
8 representative to present the petition. Approach
9 the microphone and state your name and address.

10 GREG MAHAN: Greg Mahan, 585 Water
11 Street, Watertown, New York.

12 CHAIRPERSON CORRIVEAU: Tell us what
13 you'd like to do.

14 GREG MAHAN: Yes. I'd like to build a
15 garage in my backyard. It is going to be
16 2,240 square feet. It is going to be a pole
17 barn-type style building, and I've been wanting to
18 build this building for over 30 years, actually.
19 I've been there for 48 years on that property.

20 And because of the limitation of
21 900 square feet, this is the reason for my request
22 for a variance, to increase the amount. And I've
23 always lived in a heavy industrial commercial
24 neighborhood, but it's been recently rezoned
25 residential. I just found that out.

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1 But I have plenty of buildings --
2 Mr. Monico, who works for the city, also has a
3 large pole barn just down the road for me, a K
4 plan. So I don't think it would impact the
5 neighborhood at all.

6 CHAIRPERSON CORRIVEAU: And I'll ask the
7 board, if you've got questions, you can put them
8 out there right now.

9 MR. RUPPE: You currently have a couple
10 sheds on the property; correct?

11 GREG MAHAN: Yes. I'll be getting rid of
12 those sheds if I get approved.

13 MR. RUPPE: And so you'll be able to park
14 all your vehicles inside the one garage?

15 GREG MAHAN: Yes. That's what I would
16 like to do, just use it for storage and vehicle
17 parking, yeah.

18 MR. RUPPE: Okay. That's all I have.

19 CHAIRPERSON CORRIVEAU: Basically, the
20 site plan, you're pushing right to the 5-foot line
21 for the back property line setback --

22 GREG MAHAN: Yes, yes.

23 CHAIRPERSON CORRIVEAU: -- and the sides
24 as well. You're going to maximize what you put
25 there?

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1 GREG MAHAN: Yes.

2 From the picture, the larger building is
3 40-foot deep, so that would be the width of the
4 building, and then 15, 16-foot wide.

5 CHAIRPERSON CORRIVEAU: Yeah. It fills
6 up the back of your parcel.

7 GREG MAHAN: Yep.

8 MR. VELASQUEZ: I have no further
9 questions. Thank you.

10 GREG MAHAN: Thank you.

11 CHAIRPERSON CORRIVEAU: Any discussion
12 amongst the board?

13 Are we prepared to vote?

14 MR. RUPPE: Yes.

15 CHAIRPERSON CORRIVEAU: Why don't you go
16 first, Adam.

17 MR. URDA: SEQR.

18 MR. ALBINUS: Yes. You'll have to fill
19 out the SEQR form as it is a Type 2 action.

20 MR. URDA: Unlisted.

21 MR. ALBINUS: Oh, unlisted. My
22 apologies.

23 MR. URDA: That's okay.

24 CHAIRPERSON CORRIVEAU: All right. Let's
25 run down through these questions, then.

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1 Will the proposed action create a
2 material conflict with an adopted land use plan or
3 zoning regulations? No.

4 We can all respond to these.

5 Will the proposed action result in a
6 change in the use or intensity of the use of the
7 land?

8 MR. RUPPE: No.

9 CHAIRPERSON CORRIVEAU: No.

10 MR. VELASQUEZ: No.

11 CHAIRPERSON CORRIVEAU: Will the proposed
12 action impair the character or quality of existing
13 community?

14 MR. RUPPE: No.

15 MR. VELASQUEZ: No.

16 CHAIRPERSON CORRIVEAU: No.

17 Will the proposed action have an impact
18 on the environmental characteristics that cause the
19 establishment of the critical environmental area?

20 MR. RUPPE: No.

21 MR. VELASQUEZ: No.

22 CHAIRPERSON CORRIVEAU: No.

23 Will the proposed action result in an
24 adverse change in the existing level of traffic or
25 affect existing infrastructures for mass transit,

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1 biking, or walkway? No.

2 MR. RUPPE: No.

3 MR. VELASQUEZ: No.

4 CHAIRPERSON CORRIVEAU: Will the proposed
5 action cause an increase in the use of energy and
6 it fails to incorporate reasonable available energy
7 conservation or renewable energy opportunities?

8 MR. VELASQUEZ: No.

9 CHAIRPERSON CORRIVEAU: No.

10 MR. RUPPE: No.

11 CHAIRPERSON CORRIVEAU: Will the proposed
12 action impact existing public/private water
13 supplies? No.

14 MR. VELASQUEZ: No.

15 MR. RUPPE: No.

16 CHAIRPERSON CORRIVEAU: Public/private
17 wastewater treatment utilities? No.

18 MR. VELASQUEZ: No.

19 MR. RUPPE: No.

20 CHAIRPERSON CORRIVEAU: Will the proposed
21 action impair the character or quality in important
22 historical, archaeological, architectural, or
23 aesthetic resources? No.

24 MR. RUPPE: No.

25 MR. VELASQUEZ: No.

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1 CHAIRPERSON CORRIVEAU: Will the proposed
2 action result in an adverse change to natural
3 resources? I.e., wetlands, waterbodies,
4 groundwater, air quality, flora, and fauna?

5 MR. RUPPE: No.

6 MR. VELASQUEZ: No.

7 CHAIRPERSON CORRIVEAU: No.

8 Will the proposed action result in an
9 increase for a potential for erosion, flooding, or
10 drainage problems?

11 MR. VELASQUEZ: No.

12 MR. RUPPE: No.

13 CHAIRPERSON CORRIVEAU: Will the proposed
14 action create a hazard to the environmental
15 resources or human health? No.

16 MR. RUPPE: No.

17 MR. VELASQUEZ: No.

18 CHAIRPERSON CORRIVEAU: So now I'll ask
19 for a motion to make a negative declaration.

20 MR. RUPPE: I move that we make a
21 negative declaration.

22 CHAIRPERSON CORRIVEAU: And a second?

23 MR. VELASQUEZ: Second.

24 CHAIRPERSON CORRIVEAU: All in favor?

25 MR. RUPPE: Yes. Aye.

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1 MR. VELASQUEZ: Aye.

2 CHAIRPERSON CORRIVEAU: Any opposed?

3 Motion carried.

4 So now let's vote on whether to grant
5 this variance and what's your thoughts.

6 MR. RUPPE: Yeah. Well, the criteria for
7 this is whether an undesirable change will be
8 produced in the character of the neighborhood, and
9 I believe no.

10 Whether the benefit could be achieved by
11 some other method feasible, and the benefit of
12 parking all the vehicles and using it for fun, you
13 do need all the space, so no.

14 Whether the area variance is substantial.
15 It is a somewhat large number, but given the
16 surrounding area, I think I'm willing to allow it.

17 Whether it will have an adverse affect on
18 the impact on the physical or environmental
19 conditions in the district, the answer is no.

20 And whether it's self-created, and given
21 the zone change in your plot, I'm willing to say
22 no.

23 So since there's no problems here, I vote
24 yes.

25 CHAIRPERSON CORRIVEAU: And I concur with

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1 Adam, and I'll vote yes as well.

2 MR. VELASQUEZ: Many of the sentiments
3 shared, I share as well, and I'm voting yes.

4 CHAIRPERSON CORRIVEAU: Okay. We've got
5 three positive votes, no negative votes, and so the
6 variance is granted.

7 And we'll need -- now, can we close this
8 public hearing now with a motion?

9 MR. URDA: Yeah. Well, you're done with
10 this one.

11 CHAIRPERSON CORRIVEAU: Okay.

12 MR. URDA: You would only make a motion
13 if you were going to keep the public hearing open.
14 The vote on the variance, in essence, closes it.

15 CHAIRPERSON CORRIVEAU: Closes it.

16 MR. URDA: So ...

17 CHAIRPERSON CORRIVEAU: Works for me.
18 All right.

19 MR. URDA: The next couple, you'll be
20 keeping the public hearing open for.

21 So Mr. Albinus and I will switch places
22 here.

23 CHAIRPERSON CORRIVEAU: You're welcome to
24 stick around, Greg.

25 GREG MAHAN: Is it okay if I leave?

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1 MR. URDA: Oh, yeah.

2 CHAIRPERSON CORRIVEAU: Yeah. The
3 planners will be in contact with the written
4 notice.

5 GREG MAHAN: Okay.

6 CHAIRPERSON CORRIVEAU: But your variance
7 has been approved.

8 GREG MAHAN: Okay. Thank you very much.

9 CHAIRPERSON CORRIVEAU: You're welcome.

10 MR. ALBINUS: Have a good evening.

11 CHAIRPERSON CORRIVEAU: Okay. So let's
12 move on to Variance Number 613 at 925 Main Street
13 West.

14 And, Geoff, if you would talk to us a bit
15 about how this ties up with the planning board and
16 such.

17 MR. URDA: Sure. So this area variance
18 is related to a subdivision application that went
19 before the planning board at its March meeting.
20 It's for a two-lot subdivision of 925 Main Street
21 West, and the new line being drawn would create a
22 new nonconformity as far as creating a
23 nonconforming rear setback for the western parcel
24 that would result from the subdivision.

25 At the March planning commission meeting,

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1 the planning commission declared the need for a
2 coordinated review and declared itself lead agency.
3 The ZBA will need to adopt a motion acknowledging
4 the coordinated review and acknowledging the
5 planning commission as lead agency, as well as any
6 environmental impacts you wish to impart to them.

7 A It would be the expectation that the
8 planning commission would adopt a negative
9 declaration at its April 7th meeting; thereby,
10 freeing the ZBA to vote on this variance at its
11 April 15th meeting.

12 The -- I believe the applicant is here
13 tonight.

14 CHAIRPERSON CORRIVEAU: Okay. Well,
15 let's open the public hearing for this. We'll open
16 the public hearing for Number 613 and invite the
17 applicant to come forward and tell us about your
18 plan.

19 ADAM STORINO: Adam Storino, Storino
20 Geomatics, here on behalf of 925 Main Street West.

21 CHAIRPERSON CORRIVEAU: Can you describe
22 what's going on with the site plan there?

23 ADAM STORINO: Sure. So Mr. Urda did sum
24 it up pretty good. Essentially, we're doing a
25 two-lot subdivision: Parcel 1 is 0.51 acres;

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1 Parcel 2 is 0.59 acres.

2 Essentially, they meet all the
3 dimensional regulations that are --

4 MR. URDA: You can use this TV, if you
5 want, Adam, because the board can see it.

6 ADAM STORINO: Sure. Sure.

7 MR. URDA: The microphone there detaches,
8 if you a want to just take it with you.

9 ADAM STORINO: Okay. Perfect.

10 So Parcel 1, Parcel 2, 0.51 acre,
11 0.59 acres (indicating). Meet all the dimensional
12 requirements with the exception of this rear-yard
13 setback here where we only have 5.7 feet.

14 CHAIRPERSON CORRIVEAU: And that's
15 because you're just splitting that ramp between the
16 two buildings?

17 ADAM STORINO: Correct. Yeah. Between
18 the two buildings here, we split the distance
19 evenly, and the resulted distance from the building
20 here on Parcel 2 is 5.7 feet.

21 CHAIRPERSON CORRIVEAU: Not much more to
22 it than that.

23 Any other questions for him from the
24 board members?

25 MR. RUPPE: Just to be clear, there will

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1 be no change to the existing buildings? It's just
2 a line on the map?

3 ADAM STORINO: That's correct.

4 MR. URDA: You're taking the roof off;
5 right?

6 ADAM STORINO: Yes. I'm sorry. We are
7 going to take the roof off. There is an existing
8 roof that kind of goes like this, and as part of
9 the approval process, we are going to take that
10 down (indicating).

11 MR. RUPPE: I see.

12 CHAIRPERSON CORRIVEAU: Okay. Thanks.

13 MR. URDA: Is there anything the board
14 would like the applicant to provide for next month?
15 Otherwise, you'll have a motion to keep the public
16 hearing open. The planning commission will reach
17 its determination April 7th, and you'll be free to
18 vote on the 15th.

19 CHAIRPERSON CORRIVEAU: What's -- I'm
20 looking for a motion, then, to keep this hearing
21 open till next month's ZBA.

22 MR. RUPPE: So moved.

23 CHAIRPERSON CORRIVEAU: And a second?

24 MR. VELASQUEZ: Second.

25 CHAIRPERSON CORRIVEAU: All in favor?

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1 MR. VELASQUEZ: Aye.

2 CHAIRPERSON CORRIVEAU: Aye.

3 MR. RUPPE: Aye.

4 CHAIRPERSON CORRIVEAU: And then we also
5 have a motion to acknowledge the necessity for a
6 coordinated review stating that it has no objection
7 to the planning commission designating themselves
8 as the lead agency.

9 MR. RUPPE: So moved.

10 MR. VELASQUEZ: Second.

11 CHAIRPERSON CORRIVEAU: All in favor?

12 MR. RUPPE: Yes.

13 MR. VELASQUEZ: Aye.

14 CHAIRPERSON CORRIVEAU: And the staff
15 will pass that along to the planning commission,
16 and we'll see you next month.

17 ADAM STORINO: Thank you.

18 CHAIRPERSON CORRIVEAU: And then we move
19 on to Number 614 at 111 Breen Avenue.

20 Is there anyone here tonight?

21 TOM ROSS: Good evening.

22 MR. URDA: I'll give the same spiel
23 before, and then, Tom, you're more than welcome to
24 use this TV if you want also. It's up to you.

25 In this case, the ZBA will only be

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1 considering the environmental impacts of the
2 variances, the -- the decisions of the variances
3 would affect any potential future site plan. The
4 applicant has not submitted a site plan application
5 to the planning commission yet; therefore, the
6 variances are the only application made right now.

7 The applicant has submitted Part 1 of a
8 short EAF. The ZBA is free to adopt a negative
9 declaration if it desires. However, in this case,
10 the ZBA won't be able to vote tonight because this
11 is on Arsenal Street, which is a state highway, and
12 this has been reviewed to the Jefferson County
13 Planning Board pursuant to Section 239-M of General
14 Municipal Law. It will be on the County Planning
15 Board's agenda for the March 31st meeting.

16 CHAIRPERSON CORRIVEAU: Did you follow
17 all that?

18 TOM ROSS: I'm following.

19 CHAIRPERSON CORRIVEAU: Okay.

20 TOM ROSS: I think we should put him on
21 our payroll, but ...

22 Good job, Geoff.

23 Just -- just real briefly, so this is the
24 lot -- the lot for Pete's Trattoria actually goes
25 all the way out to Arsenal Street. The reason for

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1 the project is there's been -- Geoff Puccia with
2 Pete's and Marcy Spa are -- you know, they work
3 closely together. Marcy Spa is looking for
4 additional parking, as is Geoff Puccia.

5 So we actually had a different plan. We
6 met with the city -- city team, and through that
7 process, worked through to actually combine the
8 parking, so it would be a shared parking lot. When
9 Marcy is busy, Pete's is not busy, and then when
10 Pete's is busy and needs more parking, Marcy's not
11 busy, so it really works out pretty well.

12 The request we're making is landscape
13 buffer from the right-of-way, which is about a
14 50 percent reduction --

15 CHAIRPERSON CORRIVEAU: Help out with
16 orientation. Am I right in saying Arsenal Street's
17 across the bottom?

18 TOM ROSS: Arsenal Street's right here,
19 yes (indicating).

20 CHAIRPERSON CORRIVEAU: And Breen's off
21 to the right of the screen?

22 TOM ROSS: Yeah, Breen's over here. So
23 this is Pete's Trattoria itself right there
24 (indicating).

25 MR. URDA: I've got a satellite, so,

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1 here, this helps.

2 CHAIRPERSON CORRIVEAU: Yeah.

3 TOM ROSS: Yeah. So it's this -- this
4 piece right here is where that parking lot that we
5 propose. It would tie into 710. So, yeah, Breen.
6 This is Pete's existing (indicating). Yeah.

7 So -- so the front-yard setback would be
8 about a 50 percent reduction. It really matches
9 the existing parking lots and things in that area
10 as far as setbacks and being able to tie into the
11 existing parking lot, so that's the request there.

12 This is about a 10 percent reduction in
13 landscape buffer on, I guess, the west side of the
14 property to 8.10 versus 10. And then, obviously,
15 as we're sharing parking, it's 100 percent
16 reduction of that landscape buffer along that area
17 (indicating).

18 So I think we're going to follow all the
19 other codes. It's just the width of the buffer as
20 far as landscape goes. So we're still going to put
21 trees as required, things of that nature. It's
22 just the actual width of the buffers.

23 CHAIRPERSON CORRIVEAU: Okay. Questions,
24 Adam?

25 MR. RUPPE: Yeah. So I like this plan,

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1 but what worries me is what if your relationship
2 between Pete's and Marcy Spa breaks down at some
3 point? Say, one of the parcels is sold to somebody
4 who doesn't agree -- because the variance goes with
5 the land, we need to think a little bit about the
6 future -- what happens then?

7 MR. URDA: I'll speak to that.

8 So this would also have to go, as I
9 mentioned, to the planning commission for site plan
10 approval. And as part of any site plan approval
11 for shared parking, staff would recommend that a
12 shared parking easement and cross-access easement
13 be written into both deeds. That would be
14 something that would -- we would highly, highly
15 recommend the planning commission make any site
16 plan contingent on.

17 MR. RUPPE: Okay.

18 TOM ROSS: Yeah. And just to further
19 that, you know, maintenance, snow removal, that
20 will all be kind of a legal question with those
21 type of easements and access to easements. And I
22 think it would be carried through deeds, so if they
23 were to sell, things of that nature, I think it
24 would be known when you bought the property.

25 MR. RUPPE: I see.

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1 TOM ROSS: But good question, for sure.

2 CHAIRPERSON CORRIVEAU: Any questions,
3 Anthony?

4 MR. VELASQUEZ: No. That -- Adam
5 actually -- that was my question as well. Thank
6 you.

7 TOM ROSS: That's good.

8 CHAIRPERSON CORRIVEAU: Okay. So no vote
9 on that one tonight. I think we ought to do the
10 Part 2. We're here.

11 MR. URDA: You've got a blank Part 2
12 form; right?

13 CHAIRPERSON CORRIVEAU: Yep. So I'll
14 read it again.

15 Will the proposed action create a
16 material conflict with an adopted land use plan or
17 zoning regulations? No.

18 MR. RUPPE: No.

19 CHAIRPERSON CORRIVEAU: Will the proposed
20 action result in a change in the use or intensity
21 of the use of land?

22 MR. RUPPE: No.

23 MR. VELASQUEZ: No.

24 CHAIRPERSON CORRIVEAU: No.

25 Will the proposed action impair the

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1 character or quality of the existing community?

2 No.

3 MR. VELASQUEZ: No.

4 CHAIRPERSON CORRIVEAU: Will the proposed
5 action have an impact on the environmental
6 characteristics that cause the establishment of a
7 critical environmental area?

8 MR. VELASQUEZ: No.

9 CHAIRPERSON CORRIVEAU: No.

10 Will the proposed action result in an
11 adverse change in the existing level of traffic or
12 will affect existing infrastructure for mass
13 transit, biking, or walkway?

14 MR. VELASQUEZ: No.

15 MR. RUPPE: No.

16 CHAIRPERSON CORRIVEAU: No.

17 Will the proposed action cause an
18 increase in the use of energy and it fails to
19 incorporate reasonable available energy
20 conservation and renewable energy opportunities?

21 MR. VELASQUEZ: No.

22 CHAIRPERSON CORRIVEAU: No.

23 Will the proposed action impact existing
24 public/private water supplies? No.

25 MR. VELASQUEZ: No.

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1 CHAIRPERSON CORRIVEAU: Public/private
2 wastewater utilities?

3 MR. VELASQUEZ: No.

4 CHAIRPERSON CORRIVEAU: Will the proposed
5 action impair the character or quality of important
6 historic, archeological, architectural, or
7 aesthetic resources?

8 MR. VELASQUEZ: No.

9 CHAIRPERSON CORRIVEAU: No.

10 MR. RUPPE: No.

11 CHAIRPERSON CORRIVEAU: Will the proposed
12 action result in an adverse change to natural
13 resources? I.e., wetlands, waterbodies,
14 groundwater, air quality, flora, and fauna? No.

15 MR. VELASQUEZ: No.

16 MR. RUPPE: No.

17 CHAIRPERSON CORRIVEAU: Will the proposed
18 action result in an increase in the potential for
19 erosion, flooding, or draining problems?

20 MR. VELASQUEZ: No.

21 MR. RUPPE: No.

22 CHAIRPERSON CORRIVEAU: No.

23 Will the proposed action create a hazard
24 to environmental resources or human health?

25 MR. VELASQUEZ: No.

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1 CHAIRPERSON CORRIVEAU: No.

2 MR. RUPPE: No.

3 CHAIRPERSON CORRIVEAU: I'd ask for a
4 motion to let us establish a negative declaration
5 here.

6 MR. RUPPE: I move that we establish a
7 negative declaration.

8 MR. VELASQUEZ: Second.

9 CHAIRPERSON CORRIVEAU: All in favor?

10 MR. VELASQUEZ: Aye.

11 CHAIRPERSON CORRIVEAU: Aye.

12 MR. RUPPE: Aye.

13 CHAIRPERSON CORRIVEAU: Motion carried.

14 MR. URDA: All right. So you'll also be
15 making a motion to keep this public hearing open.

16 CHAIRPERSON CORRIVEAU: Open.

17 MR. URDA: And the county planning board,
18 following its meeting on March 31st, will send me a
19 letter with the result of that meeting, which I
20 will forward to the board members in advance of
21 April 15th.

22 MR. VELASQUEZ: I will make a motion that
23 we keep the public hearing open.

24 MR. RUPPE: Second.

25 CHAIRPERSON CORRIVEAU: All in favor?

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1 MR. VELASQUEZ: Aye.

2 MR. RUPPE: Aye.

3 CHAIRPERSON CORRIVEAU: Aye. Motion
4 carried.

5 All right. So now we get to open up the
6 public hearing to the parcels on State Street.

7 And are we going to have four hearings
8 for this, Geoff? Is that the approach?

9 MR. URDA: You read the entire public
10 hearing notice at the beginning, so that -- that
11 opens them all.

12 I -- if you are going to -- if you don't
13 think you're going to vote tonight, you can just
14 make one motion, I believe, to keep them open. But
15 you are considering them separately, so if you're
16 going to vote on one, but not the other three, for
17 example, you would need a motion to keep open any
18 variance you're not going to vote on.

19 CHAIRPERSON CORRIVEAU: Okay. So I'd
20 like to ask for a motion to open the hearings for
21 all four.

22 MR. VELASQUEZ: I'll make a motion that
23 we open the public hearing for all four.

24 MR. RUPPE: Second.

25 CHAIRPERSON CORRIVEAU: All in favor?

ZONING BOARD OF APPEALS

1 MR. VELASQUEZ: Aye.

2 MR. RUPPE: Yes.

3 CHAIRPERSON CORRIVEAU: Motion carried.

4 And I do that because I don't think we're
5 going to vote tonight on this for one reason,
6 really. The thought in my mind is there's only
7 three of us sitting here, and it takes three votes
8 to approve a variance. And our fourth board member
9 will be here next month, and I think it's more
10 appropriate to give the applicant the benefit of
11 the doubt in that regard, just by how the scoring
12 works.

13 And so we'll vote next month with the
14 four members sitting here, which will give the
15 applicant a better chance of getting an approved
16 variance than there is tonight. If one of us voted
17 no, it would be all over.

18 MR. URDA: You are the only board
19 involved in this for SEQOR purposes. I'm handing
20 you the Part 1 that the applicant has submitted.

21 CHAIRPERSON CORRIVEAU: Okay. So I
22 invite the applicant to come up and talk through
23 these four variances.

24 MR. URDA: I would like to make a quick
25 correction on a couple of the measurements.

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1 So for the variance that discusses the
2 maximum setback, the maximum setback in urban mixed
3 use is 12 feet. And if I can zoom in far enough on
4 this drawing, the -- my staff report lists this as
5 66.7, and the actual distance is 67.6, as noted
6 here.

7 And then I also want to clarify regarding
8 unbuilt frontage when that variance comes up. The
9 parcel will have 199.8 feet of frontage once the
10 land from the neighboring parcel is subdivided and
11 assembled with this one. And then there's 16 feet
12 of frontage on the coffee shop, 16 on the shed, so
13 32 is unbuilt. So the actual math there is 199.8
14 minus 32, which would be 167.8.

15 So just as a point of clarification on
16 those measurements.

17 CHAIRPERSON CORRIVEAU: Thanks, Geoff.

18 MR. URDA: Yep.

19 CHAIRPERSON CORRIVEAU: Go ahead.

20 KAYLA KIBLING: Hi. I'm Kayla Kibling
21 with Barton & Loguidice. I'm here representing
22 454 State Street NNY, LLC.

23 The proposed project includes a Jumpin
24 Goat drive-through shop. Just a little background,
25 this whole block here, the four parcels, was

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1 previously zoned commercial. That was presented to
2 the planning commission for a zoning change, which
3 then went to the city council.

4 MR. URDA: Previously zoned downtown.

5 KAYLA KIBLING: Downtown. Thank you.

6 However, downtown did not allow the use
7 of a drive-through as an accessory use, so it was
8 requested for a zoning change. That went to the
9 planning commission first, then the city council
10 where they did SEQR and ultimately approved it. So
11 this whole block is now zoned urban mixed use,
12 which does allow a drive-through accessory use
13 through a special use permit.

14 However, further review found that,
15 through the urban mixed use district, there are
16 four variances that we're here to request. The
17 first one would provide relief for the increase in
18 the maximum front-yard setback, which, in this
19 case, would be required to allow appropriate
20 vehicular traffic around the site for the
21 drive-through use.

22 The second one would be a relief to
23 increase the maximum unbuilt frontage allowance,
24 which is due because of the small scale of the --
25 the building, again, to maximize vehicular traffic

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1 through the site and for parking and whatnot.

2 The third one, relief to decrease the
3 minimum landscape buffer requirement along a street
4 right-of-way, again, that's related to the front
5 landscape buffer. We're requesting a decrease,
6 again, as to, really, vehicular traffic. That's
7 going to be a theme when it comes to this site.
8 We're trying to maximize the capacity of vehicles
9 that can be on site. Part of that is to decrease
10 any potential conflicts with the ordering and the
11 streets.

12 And then the last waiver is a request
13 from Code Section 310-50, which relates to the
14 crosswalks there from the parking area and then
15 also the sidewalk from State Street, which do cross
16 vehicular traffic.

17 CHAIRPERSON CORRIVEAU: Interesting
18 package.

19 MR. VELASQUEZ: Yeah.

20 MR. URDA: And I would just remind the
21 board, you will be considering these, when you vote
22 next month, one at a time. So if there's
23 questions, I would recommend taking the questions
24 one topic at a time.

25 CHAIRPERSON CORRIVEAU: Okay. We'll

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1 start with the first one, and that was the setback,
2 the front setback. Let's talk about that one.

3 Obviously, it's a huge variance from what
4 the code intended for -- it's urban mixed use.

5 MR. RUPPE: So I think the setback and
6 the waiver to cross the drive-through as it were
7 related, if we look at the traffic pattern, it
8 looks like you're -- let's say you're doing an
9 online order pickup. You would go in, take this
10 lane here, and go around to the east side of the
11 building to the stoplight; am I correct?

12 KAYLA KIBLING: Yes. Yeah. So if you
13 don't mind if I --

14 CHAIRPERSON CORRIVEAU: Walk through the
15 three lanes, if you would.

16 KAYLA KIBLING: Yeah. So the anterior
17 lane here is designed for -- that's for order-ahead
18 orders. So if you order online, they have your
19 order, they're preparing it, you just get in line
20 and you pick up. You've already paid, essentially.

21 Is that correct?

22 ERIK RUSSELL: Correct.

23 KAYLA KIBLING: And then the outer -- the
24 outer lane here is designed for orders that would
25 be taken at the order window. That one is designed

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1 to be longer because those -- those orders are
2 going to naturally take longer than the call-ahead
3 orders.

4 Additionally, we wanted to provide access
5 around in case there's anybody that wants to access
6 parking here, which is designed intentionally for
7 the State Street Market. All of these properties
8 are owned by the applicant, so that would also
9 include a sidewalk that would allow access to the
10 State Street Market.

11 And then, also, just in case somebody
12 wants to get out of line, they can get out of line
13 and go around the site and exit the site.

14 So, you know, there is a constricted
15 access here. We are increasing the green space
16 around the site. Right now, most of this property
17 is paved or gravel.

18 CHAIRPERSON CORRIVEAU: Would you trace
19 out the pathway for ordering at the window?

20 KAYLA KIBLING: Yep. So if you came in
21 and you were going to order at the window, you
22 would come in, come into this lane, drive around.
23 You would wait until this is clear, come in and
24 order at this window and pick up your order, and
25 then you would drive out (indicating).

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1 MR. RUPPE: Okay. So what really
2 concerns me here is you have that crosswalk going
3 to State Street, and then you have potentially
4 three vehicles crossing that at the same point. So
5 it looks like there are going to be -- if you're at
6 full capacity, everyone's waiting in line, you
7 would have someone who's picking up, and you know
8 when they pick up in the drive-through, they start
9 sipping and they're a little bit distracted, and
10 they could be crossing the pedestrian line.

11 And then you have someone to the right of
12 the line with that stop line, they might be trying
13 to U-turn into the building at the same time, so
14 their attention is also focused over there. And
15 then if someone is coming around the outside, you
16 have possibly a third vehicle at the same point.

17 And I guess my thought was if we allow
18 the setback to be as deep as it is, what if we
19 brought it closer to the sidewalk and there's only
20 one lane of traffic across the crosswalk, and then
21 they would have to merge before they got to that
22 point so there's fewer distance for pedestrians to
23 potentially be in the way.

24 KAYLA KIBLING: I think where the issue
25 comes in is this U-turn here, needing to have space

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1 for that, and then also if there was a car coming
2 around the side as well. We can look at the
3 turning rates, but this is -- this is basically
4 focused on that, the optimal turning rates of the
5 cars, the vehicles, being conservative of space.

6 And then, naturally, with the site being
7 stop-and-go, vehicles should be moving slowly
8 internally on the site. The intention is to have
9 plenty of paint striping. Obviously, with snow on
10 the ground, sometimes you can't see those, so
11 signage would also be included.

12 MR. VELASQUEZ: And you said that parking
13 on the right side of the lot is currently for State
14 Street Market?

15 KAYLA KIBLING: This would be intended
16 for State Street Market, yep.

17 MR. VELASQUEZ: Okay. Do you foresee any
18 traffic issues coming to pass with the State Street
19 Market?

20 KAYLA KIBLING: So I don't know if you
21 can see it on this plan, but there's parking also
22 to the south of the building for State Street
23 Market.

24 MR. URDA: I can --

25 KAYLA KIBLING: Yes, yes. Right there.

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1 So that's primarily what's used now.
2 But, yeah, I mean, it's designed and angled so that
3 all the cars should be moving in one direction. If
4 there are no spots open, they could freely exit the
5 site continuing through the lane.

6 MR. VELASQUEZ: Okay. Thank you.

7 MR. RUPPE: A few other questions, too,
8 if there's a lot of pedestrian traffic, they would
9 go to the front of the building -- or the north
10 side of the building; right?

11 KAYLA KIBLING: Yes. So also part of the
12 shop would be a walk-up window. That's the
13 intended design. So I also think the idea is to
14 have some type of a sit and -- like a
15 chessboard-type to invite people to use the front
16 of the building or at the window.

17 And then, you know, the whole point of
18 having access to State Street, too, is maybe
19 there's something going on over at the State Street
20 Market, they can -- they can go back and forth.

21 MR. RUPPE: And then my last thing,
22 again, when you're in that middle lane, you wait at
23 the stop line. If you look to the left of you,
24 would you be able to see clearly when you can make
25 that U-turn to get to the west window, or is there

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1 a possibility of traffic to back up and blocking
2 that crosswalk as well?

3 KAYLA KIBLING: Are you talking about
4 this lane (indicating)?

5 MR. RUPPE: Yeah.

6 KAYLA KIBLING: So this lane -- this lane
7 would be coming around, yes. So these cars that
8 are at this window should stop here at the window,
9 and they're not going to move forward until they
10 have their order. So the intent is not to block
11 here (indicating).

12 If that -- if that -- if that's a concern
13 and needs to be labeled clearer, you know, with
14 signage or whatnot, I think that would help. But
15 the intent here is, yeah, they should be able to
16 view safely this car isn't pulling up, they can
17 turn with a U-turn.

18 MR. RUPPE: Okay.

19 CHAIRPERSON CORRIVEAU: The overall site
20 entrance and exit is off towards the Little Caesars
21 and exit out to Parker Street, or does it go back
22 onto State Street or ...

23 KAYLA KIBLING: Yes. So there would be
24 the ability to exit onto State Street and also over
25 onto -- I'm trying to think of this one.

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1 CHAIRPERSON CORRIVEAU: Parker.

2 KAYLA KIBLING: Parker, yes. Yeah.

3 CHAIRPERSON CORRIVEAU: Either way.

4 KAYLA KIBLING: Either way. And this is
5 an existing easement that's already on the
6 property.

7 Part of this -- with the red line here is
8 the intended subdivision or lot line adjustment, so
9 the number of parcels would stay the same, but we
10 would effectively -- right now, there's a property
11 line that runs here. We would be proposing a lot
12 line adjustment so that this becomes one parcel.
13 This is one parcel. We would keep the rent-to-own
14 separate and the Little Caesars separate
15 (indicating).

16 CHAIRPERSON CORRIVEAU: Enough on the
17 setback, fellas?

18 MR. VELASQUEZ: Yeah. No further
19 questions.

20 CHAIRPERSON CORRIVEAU: Yeah. I think
21 we've covered the pedestrian access crossing the
22 exit one, that one.

23 How about the unbuilt frontage?

24 MR. URDA: Chair, one topic for
25 discussion I might note, the ZBA is empowered to

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1 put reasonable conditions, and one that you could
2 consider is you could have an 11-2 sign from the
3 Manual on Uniform Traffic Devices -- Control
4 Devices, which everyone knows that and probably
5 just thinks of it more as the walking sign than the
6 number.

7 But you could -- you could put one of
8 those signs either on the island here or on the
9 margin here or both so that anybody making this
10 movement, as you said, would at least see those
11 signs.

12 That's something the applicant could
13 consider or the board could consider. I don't know
14 if that would alleviate your concerns any.

15 MR. RUPPE: It might help. The sign
16 would stick up even with the snow on the ground, so
17 that would help.

18 MR. VELASQUEZ: I definitely foresee a
19 need with the crosswalk leading to State Street for
20 the proper signage.

21 MR. URDA: So ...

22 CHAIRPERSON CORRIVEAU: Okay. Let's talk
23 the frontage, then, the unbuilt frontage.

24 I don't know what there is to do about
25 it. I mean, you have the building, which you have

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1 shown here, between that shed and the primary
2 structure.

3 The genesis for the code requiring so
4 much built frontage as compared to unbuilt
5 frontage?

6 MR. URDA: So the logic of that is -- if
7 I were to turn on the zoning layer and zoom out to
8 an almost-city-wide level. Let me turn the parcels
9 off.

10 All right. So the maroon/crimson color
11 here is your downtown district, and then this hot
12 pink around it is urban mixed use, which is meant
13 to be a downtown transition zone, and the lighter
14 pink is neighborhood mixed use as you go farther
15 out through the arterial roads (indicating).

16 And the logic is that, by and large, most
17 of the parcels you see on Arsenal, Washington,
18 State, Mill, as you exit downtown on those radial
19 arterials, those are largely thin, deep parcels,
20 and the goal is not to disrupt the urban fabric.
21 The urban design term of that would be you don't
22 want that many missing teeth. You want a
23 continuous frontage along these streets.

24 And the 24 feet of unbuilt that's allowed
25 is not an accident. That is wide enough for two

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1 travel lanes that would take you to parking and
2 back from it. The -- largely, parking, according
3 to our comprehensive plan for the downtown
4 transition, the idea is to have parking in the
5 back, and a 24-foot unbuilt frontage would give you
6 two travel lanes: One to get back there and then
7 one to get back to the street.

8 This block is atypical of a standard UMU
9 block with the larger parcels, and thus, as you've
10 mentioned, Chairman, there's not really much they
11 can do with the site. They're really maximizing
12 most of their space here for circulation, rather
13 than building.

14 CHAIRPERSON CORRIVEAU: Sure enough.

15 MR. RUPPE: And I think if we rotated
16 that building 90 degrees, it would make a
17 substantial difference, but it would get in the way
18 of vehicle movement, so ...

19 CHAIRPERSON CORRIVEAU: Yeah. I mean,
20 everything you described for the genesis of that
21 district and this unbuilt frontage attribute
22 doesn't apply to something like this, and it wasn't
23 envisioned as such.

24 Okay. And then the last one was the
25 landscape buffer, and where was that on the site?

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1 Which ones?

2 MR. URDA: Right here (indicating).

3 CHAIRPERSON CORRIVEAU: Zero buffer there
4 with the -- market side, south side. Just that
5 one, or was the landscaping buffer on the State
6 Street side needing to be a variance as well?

7 MR. URDA: It's sufficient on the State
8 Street side.

9 MR. RUPPE: You have a similar --

10 MR. URDA: You want to talk about that?

11 KAYLA KIBLING: Yeah. So just -- there
12 was a little confusion on my part, just for full
13 transparency, with the rear setback.

14 There is another section in the code that
15 discusses an 8-foot buffer from the -- from the
16 edge of parking lot. So, you know, 8 and 10, I
17 think that we can -- we can work that out so that
18 there is 10 feet in the back of the property, so
19 we're not requesting that variance.

20 CHAIRPERSON CORRIVEAU: Yeah. I was
21 wondering about that myself. Is that back part of
22 the development a parking lot, or is it three
23 travel lanes?

24 MR. URDA: Well, either way, even if it
25 was parking lot, the 8-foot landscape -- exterior

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1 landscape parking lot buffer is written into that
2 very line of code, except where other provisions
3 apply. And in this case, the 10-foot rear
4 landscape buffer for UMU would be where another
5 provision would apply, so it would be 10 no matter
6 what, even if there were spaces there.

7 CHAIRPERSON CORRIVEAU: So the variance
8 really addresses both the parking up against the
9 market, as well as that back --

10 MR. URDA: Well, she is not seeking a
11 variance for here. Her intent is to provide the
12 10 feet.

13 CHAIRPERSON CORRIVEAU: Okay. Noted.

14 MR. URDA: So the only variance the
15 applicant is requesting is for the side.

16 CHAIRPERSON CORRIVEAU: Okay.

17 KAYLA KIBLING: Yeah. We believe we can
18 make this 10 feet in the back.

19 CHAIRPERSON CORRIVEAU: Make that work.

20 MR. RUPPE: Yeah. In this case, because
21 there's a building right there, you -- you know,
22 that provides a somewhat natural wall. But my same
23 thought with the Pete's restaurant one, you
24 probably want to write that into the deed or do
25 whatever you do to make this permanent if the

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1 parcel is sold independently.

2 CHAIRPERSON CORRIVEAU: Yeah. The
3 pedestrian pathway from that diagonal parking into
4 the market would be through where, back out the
5 sidewalk on State Street or ...

6 KAYLA KIBLING: The sidewalk here. There
7 is a proposed sidewalk here (indicating).

8 CHAIRPERSON CORRIVEAU: Right out on the
9 side?

10 KAYLA KIBLING: Yep.

11 CHAIRPERSON CORRIVEAU: Okay.

12 KAYLA KIBLING: Intended for the new
13 parking.

14 MR. FRATESCHI: I've just got a quick
15 question. This is more of a planning question, but
16 it kind of looks at the ZBA's consideration.

17 You've got really tight turn radiuses
18 getting in there. Any issues with a ladder truck
19 getting in there if presented with a fire or
20 anything like that?

21 KAYLA KIBLING: Well, there are options
22 for a ladder truck to get in here. They could come
23 in off of Parker Street. We are not proposing
24 curbing on this drain space here. So if they were
25 not able -- I mean, there's a lot of pavement out

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1 here, too, to get in for a ladder truck
2 (indicating). If -- you know, if a particular
3 vehicular pattern was desired, that's possible.

4 I'm not sure what the, I guess, radius of
5 a ladder truck would be, too; if they could park on
6 State Street. I know that's a busy road, too, but
7 I think there's lots of options here with access to
8 the site and proximity to the building just from
9 the front here.

10 MR. URDA: I can answer this, too. One
11 of the site plan requirements is the applicant will
12 have to provide a vehicular and pedestrian
13 circulation drawing that depicts the movements of a
14 city fire truck.

15 MR. FRATESCHI: Okay. Great.

16 CHAIRPERSON CORRIVEAU: Anything else?

17 MR. RUPPE: One last topic. If we grant
18 the variance to be zero, does that apply to the
19 entire lot line or only to the middle of it,
20 that --

21 MR. URDA: The ZBA would be able to make
22 that determination. If you wanted to apply it to
23 the entire lot line, you could. If you wanted to
24 limit it to that area, you could write that into
25 the decision form.

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1 MR. RUPPE: Yeah. Because I do like the
2 green space near the sidewalk at least. I would
3 like to maintain that.

4 CHAIRPERSON CORRIVEAU: Yeah, we'll write
5 it that way so it's just applicable to the diagonal
6 parking strip.

7 MR. VELASQUEZ: Regarding your previous
8 explanation for the purposes of the different
9 lanes, do you -- will there be adequate signing
10 explaining the difference, just so there's not
11 confusion regarding, you know, pickup orders in
12 advance, as well as, you know, orders being placed
13 there?

14 KAYLA KIBLING: Yeah. I mean, I also
15 believe the intent is, you know, most people using
16 this site, it's going to be on a daily basis, a
17 weekly basis.

18 MR. VELASQUEZ: Yeah.

19 KAYLA KIBLING: And they're kind of going
20 to get the gist. They're going to see the inside
21 line is moving a lot faster and maybe they should
22 be ordering ahead. So that's encouraged because
23 that line is going to be shorter, just naturally,
24 when -- when looking at the current site that is
25 out on Coffeen Street.

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1 So, yes, there will be signage, but we're
2 hoping to -- that behavior over time will change
3 for -- from the users using the site on a daily
4 basis.

5 MR. VELASQUEZ: Thank you.

6 MR. FRATESCHI: More of an operational
7 question, too, and kind of unrelated. But what
8 about deliveries, is it tractor trailers coming in
9 or -- this is more of an operational question in
10 terms of how deliveries will be handled here.

11 KAYLA KIBLING: I, personally, can't
12 speak on that.

13 MR. FRATESCHI: Okay.

14 KAYLA KIBLING: I don't know ...

15 ERIK RUSSELL: I can speak on it if you
16 need me to.

17 KAYLA KIBLING: You want to speak on
18 that?

19 ERIK RUSSELL: Deliveries to the
20 building?

21 MR. FRATESCHI: Yeah.

22 ERIK RUSSELL: Truck, just a simple van.
23 Our -- our warehouse is downtown. It's going to be
24 finished tomorrow, actually. So we will be taking
25 deliveries from Franklin Street to our locations.

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1 MR. URDA: Can you identify yourself for
2 the court reporter?

3 ERIK RUSSELL: Oh, Erik Russell. Sorry.
4 Am I loud enough?

5 So, yes, it will be a normal vehicle: A
6 van, a Bronco, whatever we're driving at the
7 moment.

8 KAYLA KIBLING: And the shed's intended
9 for storage on site; correct?

10 ERIK RUSSELL: Correct. Yeah.

11 KAYLA KIBLING: Okay.

12 CHAIRPERSON CORRIVEAU: Okay. Help me
13 out here, Geoff. We can go ahead now with this
14 SEQR, Part 2?

15 MR. URDA: I would generally recommend,
16 if you're going to wait for the fourth board member
17 to attend before voting, it might make the most
18 sense for the four of you to adopt the negative
19 declaration together.

20 The -- I will have to send out agenda
21 packets for the April meeting on Friday, April 3rd.
22 If any board members have any additional materials
23 they would like to request the applicant to submit,
24 would it be fair for the board to have those
25 requests to me by close of business this upcoming

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1 Monday, and then I can forward those requests to
2 the applicant?

3 CHAIRPERSON CORRIVEAU: Yeah. That's
4 fine.

5 MR. VELASQUEZ: Yes.

6 MR. URDA: So that would be end of day
7 Monday, the 30th. If you would like anything from
8 the applicant, please send those requests to me and
9 I'll forward them on.

10 CHAIRPERSON CORRIVEAU: Well, thank you
11 very much.

12 And at this point, I would ask for a
13 motion to continue this into our next meeting.

14 MR. VELASQUEZ: I will make a motion to
15 keep the public hearing open until the next
16 meeting.

17 CHAIRPERSON CORRIVEAU: Second?

18 MR. RUPPE: Second.

19 CHAIRPERSON CORRIVEAU: All in favor?

20 MR. RUPPE: Yes.

21 MR. VELASQUEZ: Aye.

22 CHAIRPERSON CORRIVEAU: Aye. Motion
23 carried.

24 And then I would ask for a motion to
25 close the ZBA meeting.

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1 MR. RUPPE: I move that we close the ZBA
2 meeting.

3 MR. VELASQUEZ: Second.

4 CHAIRPERSON CORRIVEAU: All in favor?

5 Aye.

6 MR. VELASQUEZ: Aye.

7 MR. RUPPE: Aye.

8 CHAIRPERSON CORRIVEAU: Motion carried.

9 Thanks for a good night.

10 *(Proceedings concluded.)*

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REPORTER'S CERTIFICATE

I, TIFFANY-JO K. PONCE, RPR, Court Reporter
and Notary Public in and for the State of New York, do
hereby certify:

That the sworn testimony and/or proceedings, a
transcript of which is attached, was given before me at
the time and place stated therein; that the witness was
duly sworn or affirmed to testify to the truth; that the
testimony and/or proceedings were stenographically
recorded by me and transcribed under my supervision.

That the foregoing transcript contains a full,
true, and accurate record of all the testimony and/or
proceedings held on March 18, 2026.

That I am in no way related to any party to
the matter, nor to any counsel, nor do I have any
financial interest in the event of the cause.

WITNESS MY HAND this 3 day of April, 2026.



TIFFANY-JO K. PONCE, RPR
Court Reporter