

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
OCTOBER 5, 2011**

Attendees:

Members Present: D. Argumedo, P. D'Agostino, I. Eckersberg, W. Hallen, D. Marino, C. Ruiz

Staff Present: E. Golden, B. Newman

Presiding Member: W. Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:33 p.m.

Projects Reviewed:

**SPAARC 724 Clark Street Recommendation to ZBA
Request for special use permit for a Type II Restaurant (Subway)**

APPLICATION PRESENTED BY: Suhas Patel Franchisee

GENERAL DISCUSSION:

Mr. Patel presented plans for the proposed Subway restaurant. The following was discussed:

- Mr. Patel has an existing Subway Restaurant at Emerson and Ridge
- Special Use permit required for a Type II restaurant
- Hours of operation: 7-10 weekdays; 7-11 weekends
- Deliveries through dock in alley (no street deliveries)
- Litter to be picked up within a 200' radius of the restaurant
- Mr. Patel has spoken to Karlton Mims about the sign variation that will be requested for a small blade sign

Action:

The Committee voted unanimously to recommend approval of the special use permit to the ZBA.

**SPAARC 1961 Dempster Street Recommendation to ZBA
Special Use Permit Application for an auto body repair stall**

APPLICATION PRESENTED BY: Marek Drozd Lessee

GENERAL DISCUSSION:

Ms. Drozd presented plans for the auto body repair stall. The following was discussed:

- C2 Commercial District requires a special use permit for an auto body repair shop
- 5 Bays at the repair shop are by right
- Only one to be used for body repair
- Fully enclosed and compliant with environmental protection code
- Set back and not visible from the road

- Bays face west, away from nearby restaurant
- Industrial zones to the north and west of the site
- Cars are stored inside; parking on outside is for customers
- Mr. Marino suggested the special use be conditional on cars being parked inside and maybe a limited number outside
- Mr. Argumedo will work with the applicant to compose the conditions of the special use

Action:

The Committee voted unanimously to recommend approval of the special use permit to the ZBA.

SPAARC **1732 Central Street** **Discussion**

Remodel front façade

APPLICATION PRESENTED BY: Erica Abdnour Representing Stratosphere Networks

GENERAL DISCUSSION:

Ms. Abdnour presented plans and photos of the current facade. The following was discussed:

- Propose to:
 - Cover the ceramic tile on left side of façade with real wood siding
 - Restore and repair the stone on the right side of the façade
 - Repaint painted surfaces
- Project has been approved for the façade improvement program
- Stratosphere Networks owns the building
- Buildings to east are set back
- Side of building not in plans yet

Action:

The Committee was happy with the improvements.

Other Business:

The Committee voted unanimously to approve the September 28, 2011 meeting notes.

There being no other business, the meeting adjourned at 3:30 p.m.

The next SPAARC meeting will take place on Wednesday, October 12, 2011 unless otherwise notified.

Respectfully submitted,
Bobbie Newman