

**SITE PLAN
and
APPEARANCE REVIEW COMMITTEE
MEETING NOTES
July 27, 2005**

APPROVED

Attendees:

Committee Members: Dennis Marino, Paul D'Agostino, James Wolinski, Arlova Jackson, Rajeev Dahal, Carolyn Brzezinski (Chair), Sat Nagar, Judy Aiello, John Burke

Citizen Member: Tad Cook

Other Staff: Frank Aguado, Carlos Ruiz, Walter Hallen, Jill Chambers, Morris Robinson, Tracy Norfleet

Chair Brzezinski determined that a quorum existed and began the meeting.

Projects Reviewed:

SPAARC	Sherman Plaza	Revision to Final
<i>Consider architectural changes to the retail facade at Sherman Plaza.</i>		

PROJECT REPRESENTED BY: Wade Giorno (Developer), Jim Klutznick (Developer), Tim Schmitt (Architect), Gary Collins (Developer)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Giorno stated that the revisions result from a request by the athletic club tenant, which will take up most of the second floor, for a more prominent entry. Mr. Schmitt presented revised elevations and drawings and described materials. Mr. Hallen asked about the length of the athletic club's lease, and Mr. Klutznick stated that it will be for 15 years.

Chair Brzezinski noted that the doors swing into the public way and was concerned about pedestrian conflicts. Mr. Schmitt stated that most of the development's retail doors do this. Ms. Chambers noted the sidewalk width relative to other downtown locations. Mr. Robinson suggested putting planters by the doors. Chair Brzezinski suggested a large revolving door that would accommodate gym bags. Mr. Schmitt stated that this was considered, but the tenant was not amenable to it. Ms. Aiello noted that revolving doors raise accessibility issues.

ACTION:

Mr. Wolinski stated that this can be considered a minor adjustment to the planned development approval and can be approved administratively. Mr. Wolinski motioned approval, Mr. Marino seconded, and the motion passed with Chair Brzezinski opposed and Ms. Jackson abstaining.

SPAARC **2729 Garrison Avenue** **Recommendation to ZBA**
Construct a two story addition to a single family dwelling.

PROJECT REPRESENTED BY: David O'Dea (Owner)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. O'Dea presented photos of the existing house and a site plan, drawings, and floor plans for the proposed two story rear addition. His neighbor to the south is the hospital, and since it has a larger, open sideyard setback than the neighbor to the north, the addition will be oriented more to that side of Mr. O'Dea's lot. He has spoken to both neighbors about his proposal. He stated that variations include sideyard setback (south side) and relocation of the air conditioning unit (south side). Ms. Jackson noted that variances also are needed for building lot coverage and impervious surface. Discussion followed on how to shift the addition to eliminate/reduce some of these variations.

Mr. Aguado noted that windows shown on the addition's south elevation may be too close to the property line. Discussion followed on how to correct potential building code issues (e.g., inset windows, shift the addition to increase the setback).

ACTION:

Mr. Marino motioned approval, Mr. Nagar seconded, and the motion passed with Mr. Aguado opposed.

SPAARC **2400 Main Street** **Preliminary and Final**
Resubdivide property into three lots of record.

PROJECT REPRESENTED BY: Steve Engelman (Attorney)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Engelman presented an existing plat of Main Street Commons and a proposed plat of resubdivision into three lots of record. He stated that resubdivision would aid in allocating taxes among tenants and re-tenant retail space. Mr. Wolinski asked if the resubdivision is for the purpose of construction. Mr. Engelman stated that this has been discussed, but there is no prospective user at this time, and the intention is to re-tenant the retail portion first. Discussion followed about sidewalk location relative to the property line and maintenance.

ACTION:

Mr. Nagar motioned approval, Mr. Marino seconded, and the vote was unanimous.

SPAARC **2144 Pioneer Road** **Recommendation to ZBA**
Construct a two-story rear addition.

PROJECT REPRESENTED BY: John Slattery (Project Manager/Contractor), Matt Termolen (Owner)

GENERAL PROJECT PRESENTATION / DISCUSSION:

Mr. Slattery stated that the proposal is for a two story addition to a single family home, which they have tried to match to the setbacks of the existing house. Photos of the existing house and neighbors houses were provided, along with drawings of the addition. Ms. Jackson stated that the variances are for sideyard setback (major variation) and lot coverage. Mr. Aguado asked if central air will be installed. Mr. Slattery stated that a new system will be installed for the addition, and the location of the condenser is to be determined.

Discussion followed on the square footage of the addition and the existing home and the height/bulk relative to the neighbors. Chair Brzezinski asked if the applicants have contacted their neighbors. Mr. Termolen stated that they have lived there for 11 years and know their neighbors. They have marked the footprint of the proposed addition, and the neighbor to the north supports it. They are in the process of contacting other neighbors. Discussion followed on how to shift the addition to eliminate or reduce the variances, but the applicants indicated that if the addition does not match the setback of the existing house, this would affect the interior space of the addition.

ACTION:

Mr. Wolinski motioned approval, Mr. Nagar seconded, and the vote was unanimous.

Respectfully submitted,

Tracy Norfleet
General Planner