

**SITE PLAN AND APPEARANCE REVIEW COMMITTEE (SPAARC)
MEETING NOTES
May 21, 2008**

Attendees:

Committee Members: Frank Aguado, Donna Brody, Stefanie Levine,
Carlos Ruiz, James Wolinski

Citizen Member: Tad Cook

Other Staff: Bobbie Newman, Ann Stuart

Presiding Member: Walter Hallen

A quorum being present, Chair Hallen called the meeting to order at 2:34 p.m.

Projects Reviewed:

SPAARC 2736 Marcy Avenue Recommendation to ZBA
Install a marquis in side yard

APPLICATION PRESENTED BY: Julie and William Karpus Owners

GENERAL DISCUSSION:

Mr. and Mrs. Karpus presented photos and a site plan of the property. The following was discussed:

- Propose to put an eve on their home
- They are changing the roof from a flat roof to a pitched roof
- There are no vertical posts
- Variations:
 - An awning is not permitted in the required side yard; it is permitted in the front or rear yards
 - The awning projection exceeds the 10% maximum permitted projection into the required side yard (6" is permitted)
- Currently, from road one cannot tell which is the front door
- Stoop is at property line
- Marquis will not extend over property line

ACTION:

The Committee voted unanimously to recommend approval to the ZBA.

SPAARC 1454 Elmwood Concept
Installation of a City-used monopole radio tower at Police Station

APPLICATION PRESENTED BY: Chief Alan Berkowsky
Chief Barb Wiedlin

GENERAL DISCUSSION:

Chief Berkowsky presented photos of the site. The following was discussed:

- Propose to replace an existing antenna that is currently on top of the Police/Fire Headquarters
- The current antenna is structurally unsound
- There is no feasible alternate solution to the proposed pole antenna
- Proposed antenna to be:
 - 140' high
 - On north side of building
 - On the site of a parking spot (to be removed)

ACTION:

The Committee voted unanimously to recommend approval to City Council.

SPAARC 1010 Church Street Recommendation for Sidewalk Café(Liquor)
Review Application for Sidewalk Café for Type 1 restaurant, "That Little Mexican Café"

APPLICATION PRESENTED BY: Alex Navarro

And

SPAARC 1700 Orrington Avenue Recommendation for Sidewalk Café (Liquor)
Review Application for Sidewalk Café for Type 1 restaurant, "Blu Coral Japanese Restaurant & Lounge, Inc."

APPLICATION PRESENTED BY: Jonathan Hakes General Manager

And

SPAARC 503 Main Street Recommendation for Sidewalk Café (Liquor)
Review Application for Sidewalk Café for Type 1 restaurant, "Siam Paragon"

APPLICATION PRESENTED BY: Jintana Temsintatree

GENERAL DISCUSSION:

Ms. Stuart of the Health Dept. explained the regulations, smoking ordinance and concerns of the City pertaining to sidewalk cafés serving liquor. The applicants agreed to abide:

- All applicants are using non-disposable utensils/dishes
- Blu Coral and Little Mexican Café are storing furniture outside
- Food is to be protected from kitchen to table
- Smoking prohibited and must be aggressively enforced
- Service animals are the only animals allowed within the café area; no other pets

- Customers are not left unattended
- An unobstructed walkway of 6' must be left open
- Sidewalk café cannot be open when the inside restaurant is closed
- If permit is revoked, cannot serve outside
- Cannot attach chairs/tables/equipment to sidewalk
- Must delimit café area with chains or planters
- Must maintain litter pickup within a 250' radius of the restaurant
- Liquor must be served with a full meal
- Liquor must be cleared from sidewalk cafés by 10pm Sunday through Thursday and 11pm on Friday and Saturday

ACTION:

The Committee voted unanimously to approve all of the sidewalk café permits, finding that they will not cause a disruption or negative impact on the community.

Other Business:

The Committee voted by majority with 1 abstaining to approve the SPAARC meeting notes of the May 14, 2008 SPAARC meeting.

The meeting adjourned at 2:56 p.m. The next SPAARC meeting will be held on Wednesday, May 28, 2008, unless otherwise notified.

Respectfully submitted,
Bobbie Newman
Executive Secretary, Planning Division