

May 28, 2020

The Planning Board of the Incorporated Village of Westhampton Beach held its regular meeting on May 28, 2020, at 5:00 P.M. in the Municipal Building, 165 Mill Road, Westhampton Beach.

PRESENT: Ralph Neubauer, Acting Chairman  
Jack Lawrence Jones  
Rocco Logozzo  
Michael Schermeyer

Maeghan Mackie, Board Secretary

Brad Hammond, Building & Zoning Administrator

Kyle Collins, Village Planner  
Ron Hill, Village Engineer

Anthony C. Pasca, Esq., Village Attorney

**DECISIONS:**

1. **Avidor Group LLC, 133 Montauk Highway (905-5-2-4 and lot 5 and lot 38)** Applicant requests a site Plan Review to construct a new two story 11,000 sq. ft. mixed use building consisting of retail/office use on first floor and office and two apartments on 2<sup>nd</sup> floor. The property is located in the B-2 Zoning District.

**Status:** **HELDOVER until June 11, 2020**

**HOLDOVERS:**

2. **160 Montauk Highway, 160 Montauk Highway, (905-6-1-19) Westhampton Beach** Applicant requests a Site Plan review to construct an addition to an existing Permitted Retail Beverage Store. The property is located in the B-2 Zoning District.

**Status:** **HELDOVER until June 11, 2020**

3. **Anthony J. Cassano, Jr., and Louis Commisso, (905-5-1-21) 30 Lilac Road** Applicant Requests a minor subdivision review to create two (2) lots on a parcel of land located in the R-2 Zoning District.

**Status:** **HELDOVER UNTIL June 11, 2020**

4. **Marios Nikolaides, 36 Hazelwood Avenue (905-6-1-11.1)** Applicant requests a minor Subdivision review to create a three-lot subdivision on a lot located in the R-4 Zoning district.

**Status:** **HELDOVER UNTIL June 25, 2020**

**SCDPW:** **N/A**

**SCPC:** **NEEDED**

5. **85 & 105 Montauk LLC, 85, 105 Montauk Hwy & 105 Oak St, (905-005-01-012, -053.01 & -052.02).** Applicant requests Site Plan review to construct a two-story restaurant building with associated site improvements including improvements on lots to the West & South, consideration of a change of Zoning District for the Southerly lot with demolition of the dwelling and site build-out for parking with buffer, and site improvements on the Westerly lot including curbing, buffer & access reorientation.

**Status:** **HELDOVER UNTIL May 28, 2020**

6. **Laurence Verbeke, 167 Oneck Lane, (905-009-01-019).** Applicant requests review to subdivide a 207,984 SF (4.77 ac) lot, improved with a single-family dwelling and accessory structures, into two flag lots of 151,621 SF (3.48 ac) and 56dv ,363 SF (1.29 ac). The subject property is located on the west side of and with access to Oneck Lane, in the R-1 Zoning District.

**Status:** **HELDOVER UNTIL June 11, 2020**

7. **Rogers Associates LLC, North Side of Rogers Ave (905-003-01-007.01 through 007.07).** Applicant seeks site plan approval to construct 52 dwelling units in 13 Buildings (11 townhouse groupings, 2 two-family dwellings) with private community center, pool & tennis court for multifamily development with on-site sewage treatment plant in two development phases

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**Status:** **\*\*THIS APPLICATION WILL NOT BE DISCUSSED UNTIL THE “NYS PAUSE ORDER” HAS BEEN LIFTED.**

**8. Westhampton Inn LLC., 43 Main Street (905-11-1-15)** Applicant requests a Site Plan approval to construct a two-story ten-room hotel building with a covered front entry, rear porte-cochere and associated site improvements upon a 0.93 acre parcel located at the South West corner of Main Street and Mitchell Road in the B-1 Zoning District.

**Status:** **HELDOVER UNTIL May 28, 2020**

**9. Prime Storage, 98 Depot Road (905-002-01-019.10).** Applicant requests a site plan review to construct a two-story mini-/self-storage building (10,428 SF) on slab with accessory office as an expansion of an existing storage facility operation. The 3.657-acre property is located on the east side of Depot Road, in the I-1 zoning district.

**Status:** **HELDOVER UNTIL June 11, 2020**

**10. James Traynor, 91 Old Riverhead Rd (905-002-01-007.02)** Applicant requests site plan approval to construct a one-story General & Special Trade (G/ST) Contractors’ Office building (9,744 sf) on slab, a two-story G/ST Contractors’ Administrative Office building (1,776 sf) over unfinished basement, & convert dwelling to G/ST Contractors’ Administrative Office (1,888 sf), with associated site improvements, upon a 63,770 square-foot parcel located in the HD zoning district.

Vincent Gaudiello, The Raynor Group appeared on behalf of the application. They received approval from the ZBA and they have comments from the Engineer and Planner and they looked them over and he believes third bullet in KC memo with respect to the transition yard on the setback.

Mr. Collins asked if he is referring to the Southern property line?

Mr. Gaudiello said yes. We are proposing 10’ and its recommended to be 20’ and its tied to the dimensions of the building and parking stall we’re proposing 34’ where required is 24’ and there are no sidewalks or walkways between the building and the aisle for the parking and as far as aisle designation you are looking at 4’ to 5’ off of the building for the 24’ lane and with that said, I request the Board consider we move it to 15’ as opposed to the 20’ recommended by KC. I believe 15’ provides adequate width for the plantings recommended in the staff memo.

Mr. Collins said the adjacent Southern property is residential and it’s the HD District so we don’t know how that site will be developed, with that unknown it’s important to maximize and we tried to minimize the impacts on those sites as well as the existing residential development to maximize that transition yard. I think 15’ will be fine, I did not think 10’ is adequate, combined with the recommendation to increase the plantings.

Mr. Reilly asked if the Zoning relief addressed that Southerly property line. Have we heard from the neighbor?

Ms. Mackie said no.

Mr. Neubauer asked if there is a future cross access?

Mr. Collins said yes, you can get an easement for future for the Board to consider. We have had applicants do that in the past. It’ foreseeable it may not be a residence.

Mr. Gaudiello said we have no problem with a cross access easement.

Mr. Neubauer said it’s just an element along that corridor.

Mr. Reilly asked what is to the North?

Mr. Collins said is Ocean Spray Pools and then further North is the tennis club.

Mr. Reilly said okay. Is there cross access set up for that site?

Mr. Hill said that is hard, but on the South side is a parking lot that you can easily connect to.

Mr. Gaudiello said the South is a no brainer. Based on the recommendations of the Mr. Collins with the parking area, I would like to make the adjustments on C2 and submit them to be reviewed by Mr. Collins and provided it’s acceptable we would change the drawings and make a fully engineered submission.

Mr. Collins said that was fine.

Motion was made by Mr. Neubauer to holdover the application of **James Traynor, 91 Old Riverhead Road (905-2-1-7.2)** to June 11, 2020; seconded by Mr. Schermeyer and unanimously carried 5 ayes, 0 nays, 0 absent.

11. **HCMC, 51 Old Riverhead Rd (905-004-01-010).** Applicant requests site plan approval to construct two-story additions to the converted dwelling for a G/ST Contractors' Office building (3,796 SF) over unfinished basement & crawlspace, with associated site improvements, upon a 22,886 square-foot parcel located in the HD zoning district.

**Status:** **HELDOVER UNTIL May 28, 2020**

12. **Kevin Butler, 104 Main Street (905-012-04-032).** Applicant requests subdivision review to subdivide a 10,606 SF lot into two parcels of 2,877 SF & 7,729 SF. The subject property is improved with three mixed-use commercial buildings and located on the northwest corner of Glovers Lane & Main Street, in the B-1 zoning district. This is a re-opening of a public hearing held-over from by request of the applicant dated June 9, 2016.

**Status:** **HELDOVER UNTIL June 11, 2020**

13. **55 Old Riverhead Road LLC, 55 & 59 Old Riverhead Rd (905-004-01-007, -009.02 & -009.03)** Applicant requests site plan approval to construct a multifamily development consisting of 16 (sixteen) senior dwelling units in four two-story townhouse buildings with attached garages, pickleball court, and associated site improvements, upon an assemblage of three parcels totaling 122,001 square feet on the west side of Old Riverhead Road in the HD zoning district. **\*\*THIS APPLICATION WILL NOT BE DISCUSSED UNTIL THE "NYS PAUSE ORDER" HAS BEEN LIFTED.**

**Status:** **HELDOVER UNTIL June 11, 2020**

**NEW APPLICATION:**

14. **WHB Kitchen LLC, 149 Main Street (905-011-03-001)** Applicant requests modification of site plan to allow for alterations to kitchen and seating and erect a rear walk-in refrigeration unit for an existing 16-seat standard restaurant upon a 3,610 SF lot in the B-1 zoning district.

David Hersh appeared on behalf of the application.

Mr. Reilly asked if they received the comment from Mr. Collins.

Mr. Collins said they addressed his comments. There is cobblestone on the South side of the parking space, and asked what they are doing with them, right now they are in the middle of the parking area?

Mr. Hersh asked what they would like to see?

Mr. Collins said he would prefer to see it moved over.

Mr. Hersh said they can do that.

Mr. Reilly said okay.

Mr. Hersh said they prepared operational procedures for COVID to the Town of Southampton and he can provide the same to this Board and you can use it as an example.

Mr. Hammond said the seating is not changing, the cook line is and the Code says the layout is changing and there's no increase he still requires approval from this Board. The exterior is a nice application for the Village.

Mr. Neubauer asked if they need to hold this over, or can they move forward?

Ms. Mackie said they need a decision because it's a modification of site plan, but we can refer it back to the Trustees. Is the set of plans that were emailed today the set that this Board is approving?

Mr. Collins said he wants to see the change to the cobblestone.

Ms. Mackie said okay, we can render a decision on June 11, 2020.

Mr. Hammond said due to the slow down and the stop of construction, if the Board and Board of Trustees are amendable to releasing some portion of the permit to finish up the interior renovations which will take some time and there is still time before the Phase III opens, they can get started.

Mr. Reilly said is this permission to proceed with interior only?

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Mr. Hammond said yes, that's the thought.

Mr. Reilly said he has no opposition to that.

Mr. Schermeyer said he seconds that, he has no opposition to it.

Motion was made by Mr. Neubauer to close the public hearing of **WHB Kitchen, LLC., 149 Main Street (905-11-3-1) d/b/a Flora** for a determination on June 11, 2020 and to refer the application to the Board of Trustees and give the Building Inspector the authority to issue a permit for the interior construction only; seconded by Mr. Schermeyer and unanimously carried 5 ayes, 0 nays, 0 absent.

### **REFERRAL FROM THE BOARD OF TRUSTEES**

**15. Build Coastal, LLC., 26 Old Riverhead Road (905-4-2-9)** Special Exception Application for "Change of Use" from Administrative Contractors Office to Propane Contractor and Administrative Contractors Office.

Thomas Downing appeared on behalf of the application, together with Chris Brody.

Mr. Collins said he submitted comments regarding the Southern property line landscaping and to plant Evergreens on that to consist of arborvitae, as well as the storage area on the Southern line I recommend it to be 10' off. The approved plan has the 10' setback.

Mr. Hill said when we did this site plan 10 years ago, there was hidden parking off of County Road 31 and no changes to the buildings, and the Board felt that we were making them do a lot by removing the parking in the front and putting it in the back and they finished everything in front of the fence to County Road 31 and we had and the storage area was supposed to be fenced in and 10' off of the property line so this is pretty much what the original site plan approval was except for now the area that was used for filling the tanks is now open for parking, and this is another site plan so you do get the opportunity to change other things should the Board want to. But this is pretty consistent with what we allowed before.

Mr. Collins said the element that we're adding is the plantings along the Southern property line which was not required in 2010.

Mr. Hill said that's appropriate because any time we get someone to come in we try to bring the plan to the standards based on what's being done, if this was a new building, they would do everything. But we have taken a reasonable approach and this was not a major renovation at the time.

Mr. Neubauer said in the decision we defined the Eastern side; Item 5 says it should be 20' in width and 15 Leyland Cypress 8' in height

Mr. Collins said that was done and installed.

Mr. Downing said they were installed.

Mr. Neubauer said on both of the North and South we should look for more screening. The fences are in horrible condition.

Mr. Hill said we should talk to the Fire Marshal with the fencing.

Mr. Hammond said the previous propane use had a tank for filling, there is no tank for filling, NFPA 58 gives the standards and all of the setbacks with the tanks and fences has to do with ones full of propane and the applicant is saying the only propane will be the ones will be on the truck; when it's on a truck you just can't park the truck within 50' of a building and the truck presumably would be oversized so I wanted them to have designated parking for the trucks so they are not viewed from the public way and we don't know what will happen with the neighborly property's. The other condition from the 2015 – 2016 was dark sky compliant lighting plan and the did provide some I just was not sure if the flood lights were compliant.

Mr. Reilly said if I recall, one of Mr. Lettieri's concerns is the storage of tanks and their height and whether they are viewable from the adjacent property. How do we put a condition on the height and how many they are allowed to stack. Will they be empty?

Mr. Downing said yes.

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Mr. Reilly said we will want a condition; you can't screen if they are stacked 20' high. They do want them in the view of the neighbors and they should not be visible from the road either as best we can.

Mr. Collins asked if Mr. Downing knows the storage of the tank plans.

Mr. Downing said he read the 2010 resolution, and he has no issue with any of it and some does not apply because they do not have a filling station. We don't have any issue with the screening, and he spoke with Rocco and he reviewed his planting plan and I have no problem matching it and I would go a little higher on the trees back by the storage area so I don't have an issue with that. Along the Northerly side the pavement goes up to the fence line and it's a utility area and I don't know if that necessitates full plantings because its 2 commercial uses so that's the only spot where it may be excessive.

Mr. Reilly asked if it's grass?

Mr. Downing said yes.

Mr. Collins said along the North there are green arborvitae there that screen the area.

Mr. Downing said the 20' buffer on the Liberty Gas 2010 site plan has the big trees, Leylands or Green Giants and it goes along with the backside of that and continues across. We were also going to put the hedge material in the fence and gate along Old Riverhead Road with the fences which will further screen the view from the road. We can't put trees in the driveway area and there's an electric gate we can hedge that that looks better than chain-link fence.

Mr. Collins asked if it's the green within the chain link?

Mr. Downing said yes.

Mr. Collins said yes, that will work.

Mr. Downing said there is a temporary fence on the South site and they've contracted with someone to do a 6' chain link along there which meets the truck requirement and I can't set that up because of the grade changes with the development next door so if I do that now, it will have to be moved or changed but that's our intention.

Mr. Collins asked Mr. Lettieri what the time was on his site work.

Mr. Lettieri said I can do it whenever, the temporary fence needs to come down and we can humor the two grades between the two sites. There's no curbing, I just don't want parking lot runoff in to that area.

Mr. Collins asked if its pitched to the middle?

Mr. Hill said yes it should be. As I remember the site, the vegetated area was higher not lower.

Mr. Lettieri said okay. They can find their grade, they are probably higher than me and they can plant along it and I wont disturb and I will pitch down from their grade. Level it to the blacktop and pitch it away and I will take care of my side.

Mr. Hill said you want the high point along the property line.

Mr. Lettieri said okay.

Mr. Hill said we just have to see a cross section t show the vegetated area and the property line to show that it pitches to the existing parking lot.

Mr. Reilly said except for the conditions that are no longer applicable you have no issues with the conditions?

Mr. Downing said correct, I do not have any issues.

Mr. Collins asked if there was a condition of a height of the storage of the tanks?

Mr. Pasca said it was not.

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Mr. Reilly said we were more concerned about old used tanks being left and not being removed from the site, I don't remember it being an issue. I don't know how high you would want to stack them.

Mr. Schermeyer said the site now that Liberty has they have them stacked really high.

Mr. Reilly said in terms of their delivery, are they bound together at delivery are they are certain height?

Mr. Downing said they are stacked on a truck, without having a big crane you can't stack them that high and I think the crane on the boom truck that's the limit to the height that they can do. I don't think we can go more than two (2) high.

Chris Brody said a rough guess is 9' and 30" and there's normally 3 of them; so roughly 9'.

Mr. Reilly said they would extend above the 6' fence?

Mr. Downing said yes, but that's why I say I will do larger plantings in the back.

Mr. Lettieri said each tank without the head is 4' and the head is another 2', so one tank is 5' to 6' high.

Mr. Brody said they are shorter.

Mr. Lettieri said the procession down Old Riverhead Road, Liberty is by an industrial area to see it stacked up I don't care what they do, but while they are doing it there has to be a concession the chain link should have inlay to screen it off until the trees grow, and how high will the fence be and will it be screened. This is not a Light Industrial area. There are trailers, construction materials, propane tanks, I just want it all screened. Right now it's open and everyone can see it. As I screen my site I want to see theirs screened too.

Mr. Reilly said we agree with that, but we just have to figure out how to impose reasonable conditions.

Mr. Collins said why don't you limit them to two (2) stacked high, and they were proposing larger trees and instead of 6' trees plant 8' to 10' trees.

Mr. Logozzo said he would like a hard number of the height of the tank to agree to how high they are going to be stacked, how many deep will they stack. There should be a value put on this, with respect to the Southerly property if you stack 2 high how many deep. There should be a limit. I don't want to see them from the road.

Mr. Collins said let's get a definitive number from the application and that can be part of the application.

Mr. Lettieri asked about a black chain-link fence with inlay.

Mr. Collins said they are screening from Old Riverhead Road.

Mr. Downing said you will have screening as part of your site, and we will too I don't think we need inlay.

Mr. Lettieri said we need time to have the plantings grow. I am concerned about the fencing around the propane tanks. The line of site looking at a black chain link fence with the inlay or the grass in it, when you drive by you won't see it. And if you look up on an angle you won't see anything.

Mr. Collins said he offered to put that in the gated fence so you won't see it.

Mr. Downing said the gate along Old Riverhead Road.

Mr. Lettieri said the gate there, that's the not that nice.

Mr. Collins said the gate is setback from the building.

Mr. Lettieri said if you put them there its more of an eyesore.

Mr. Collins asked do you want to see back there or not?

Mr. Lettieri said the chain link at the street is transparent, if you put plastic in there it won't look good.

Mr. Collins said I don't think the plastic will look, green like a hedge will not look.

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Mr. Downing said he's talking about Hedge It material.

Mr. Neubauer asked if we're doing that on the Southern border too?

Mr. Collins said no.

Mr. Neubauer asked if they have driven up Old Riverhead Road looking across the property and at this moment it's a mess, as you drive up Old Riverhead Road and look through Rocco's property, you see the back of this.

Mr. Collins said that's why we're putting the evergreens.

Frank Fisher, 18 Michaels Way asked who is going to protect this. The entrance gate has to be 50' off of Old Riverhead Road, this yard is too small for a tractor trailer and he backs in.

Mr. Reilly said we have that issue with any business on Old Riverhead Road.

Mr. Fisher wants to know if there's a fire suppression system there? He wants that addressed.

Mr. Brody said he understands the truck concern and it happens fast, and they don't often back up traffic.

Mr. Hammond said the planning board does not do use or fire suppression, and I understand Mr. Fisher's concerns and the gates 30' from the road, could it be moved back if it's a concern?

Mr. Downing said he may have to get back to you. We get freight deliveries for the past 5 years and we have no issues. The tractor trailers can turn around in the yard, and there are no issues with the gates.

Mr. Neubauer asked if we should solicit support from the Fire Department?

Mr. Hammond said the Fire Marshal is new, and I have been doing 15 years of inspections and NFPA 58 is what we go by and I will speak with the Fire Marshal, but it's not relevant to this Boards discussion. I think relevant conversations is the multiple uses, and the outdoor storage is not permitted for Coastal Management. Will you be able to store your things on the property in the back building? That will house your equipment, will you be able to use the storage in there.

Mr. Reilly said if I recall we discussed that, there will be a separation there.

Mr. Downing said we are sharing it, and I will be the first to admit we have collected too much stuff and I am selling a lot of it off and we're cleaning it up and our intention is to just keep our equipment in the back building and reduce a lot of the stuff there.

Mr. Reilly said other than the trucks and propane everything will be in that building.

Mr. Downing said the closed trailer, can that be stored in our yard?

Mr. Collins said its outdoor storage of materials, not your trailer.

Mr. Downing said it's a registered vehicle.

Mr. Hammond said there might be a time you get a delivery and the trailers there, just not having the site morph in to something that looks like it's storing a lot. It would not be on my radar, but when we get the application it comes up.

Mr. Reilly said we had a similar discussion with Circle M as far as their trucks, this is nothing new, we just don't want trucks stored on the sites.

Mr. Lettieri said they should be in an area that's not visible either, and if they had enough parking, but to have it strewn all over that's the issue. We can't store anything on our sites.

Mr. Fisher said it's a lot of uses on one property. It's more suitable in another area, it's too much on one site.

Mr. Lettieri said the use is not the problem it's how you deal with the use; it's an allowable use you can't deny that but if I did it Mr. Collins would not allow it.

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Mr. Downing said I am amenable to thinning down the site and cleaning it up.

Mr. Reilly asked Mr. Collins what Mr. Downing needs to submit.

Mr. Collins said to amend the landscape plan and add the landscaping on the South and we are talking about two different specs on the planting, the 8' to 10' will screen the tank storage to soften the parking lot and the 6' to soften the parking; 5' on center; also the installation on the Hedge It on the gate fence and it's incumbent on the application to tell us the stacking height and width for the Board's consideration. I think the maximum should be 10'.

Mr. Brody said we will not go 3 high on the fence.

Mr. Lettieri said if you are doing Hedge It on the entry gate can you do it on the other side for continuity.

Mr. Downing said we are going to do that.

Mr. Collins asked the size of the parking spaces?

Mr. Brody said the truck fits in one.

Mr. Reilly asked how many trucks will be there?

Mr. Brody said currently there is one.

Mr. Reilly said so we want to limit and the condition no more than two (2) trucks on site.

Mr. Hill asked if they will be parked on the south side or the North?

Mr. Brody said the North.

Mr. Downing said the Liberty Gas had them in this spot; they are in the same spot as approved by this Board.

Mr. Neubauer asked if they are dedicated spots?

Mr. Downing said yes.

Mr. Schermeyer said the truck is 26.5' long.

Mr. Downing said we will make these adjustments and get them for the next meeting. f

Mr. Reilly said get them to Mr. Collins and Mr. Hammond as soon as you can.

Mr. Collins said the other thing we didn't mention was the lighting issue. We need a lighting photometric.

Mr. Downing said oaky, that's fine.

Mr. Pasca said on the fenced in area I want to see dimensions for the setbacks, when you look at the old site plan compared to the new one it changed and its important to be specific the dimensions should be laid out so it doesn't change over time. That should be measurable.

Mr. Collins asked if he's talking about the storage area?

Mr. Pasca said yes. It changed and it should be locked in to the site plan.

Mr. Collins asked why they changed? I think it's the same as the previously approved.

Mr. Pasca said it's not the same. I don't care what the dimensions are, I want it specified and it should be on the plan and where it can go so the migrating fence.

Motion was made by Mr. Neubauer to holdover the application of **Build Coastal, LLC., 26 Old Riverhead Road (905-4-2-9)** to June 11, 2020; seconded by Mr. Schermeyer and unanimously carried 5 ayes, 0 nays, 0 absent.



16. **Krzysztof Zebrowski, Flanders Renovations, Inc., 121 Main Street (905-11-2-24)** Special Exception Application for Change of Use from retail to Administrative Contractors office.

17. **804F Realty Corp., Robert Chase 112 Montauk Highway (905-4-2-14.1)** Special Exception Application to allow a Convenience Store as Accessory Use to an existing gas station at 112 Montauk Highway, Westhampton Beach

**Status:** **HELDOVER UNTIL May 28, 2020**

18. **Library & Main, Ltd. 149 Main Street (905-11-3-1) “Flora Restaurant”** Special Exception Referral to the Board of Trustees for a change of layout of an existing 16-seat restaurant.

### **OUTDOOR DINING**

19. **Estate of Joseph Milo, 240 Montauk Highway (905-6-3-2) “Joe’s American Grill”** Applicant requests outdoor dining; the applicant has renewed their request for (3) tables, (12) chairs, and they would like to add (3) tables for a total of six (6) tables and add (8) chairs, (3) bar stools, for a total of (23) seats.

Carey Hubbard appeared on behalf of the application.

Mr. Reilly said they are asking for 6 tables and 8 chairs and 3 bar stools; the only issue is the photos do not show an overall so they need a graphic or a rooftop view. They can mark it out on the back area and draw it, or if there’s a way to take an overhead photograph. They just want something to show the tables & chairs and where they are placed. Other than that, they do not have any comments.

20. **097 Patio Realty, 54 Main Street (905-12.1-1-2.1) “The Patio Restaurant”** Applicant requests outdoor dining in the rear of their property and the front. In the rear the applicant is requesting (5) tables and (10) chairs; and in the front of their property they are requesting (2) tables and (4) Chairs.

Pietro Bottero appeared on behalf of the application.

Mr. Reilly said the picture of the back dining area is fine; the front seating there is only 3’ 4” that belongs to the Patio and the seating must remain in that area, we are okay with the two tables as long as they stay in that with (2) chairs at them instead of four (4).

Mr. Bottero said okay that’s fine.

21. **Ready Aim Fire, LLC., 142 Mill Road (905-12-1-44) “The Millroad House Restaurant”** Applicant requests outdoor dining in the front of their property. They are requesting (8) Tables and (28) Chairs.

Karl MacDonald appeared on behalf of the application. He is looking a little bit ahead, is four (4) people at a table, he will have people asking to move tables if they can’t be moved that’s fine. He just wants clarity.

DR said the tables should stay where they are. Try to seat them close to one another.

Karl said okay.

Motion was made by Mr. Neubauer to adjourn the meeting at 6:00 p.m.; seconded by Mr. Schermeyer and unanimously carried 5 ayes, 0 nays, 0 absent.