

Ralph H. Shaw, II, Chairman; Eric G. Lowry, Vice-Chairman; Cos Giuffrida, Secretary; Edward J. Kalita, Dr. Christie E. McLeod; Paul P. Parisi; Seb. J. Passanesi; Robert F. Chamberlain; Thomas E. Lineberry; Conrad J. Tyaack and Mayor Anthony Marino. COMMISSION MEMBERS PRESENT

Alternate Commissioner George Augustine ABSENT

Catherine V. Raczka, Ass't. Planning Director; Althea Rinaldi, Secretary; Eileen Rogers, Secretary. STAFF

George Reif, Director, Planning & Zoning Commission; Phil Bauer, Engineer, Public Works Department. ABSENT

Five members of the public. OTHERS

CHAIRMAN KALITA

I would like to call the meeting to order. I would like to open this meeting by thanking the commissioners for their support in electing me as chairman of Planning & Zoning, also as chairman of the Zoning - Planning & Zoning Commission, City of Middletown. I would like to acknowledge Commissioner Shaw, our past chairman, for the outstanding job he has done. I only pray to the lord I can follow his footsteps and I know I'll be looking for his guidance in the chair I assume. Also, congratulations to Dr. Lowry for vice-chairman and Cos Giuffrida for secretary. This is a public hearing. We have one agenda on the public hearing and I'll ask the secretary to read the public notice.

SECRETARY GIUFFRIDA

THE MIDDLETOWN PLANNING & ZONING COMMISSION WILL HOLD A PUBLIC HEARING FEBRUARY 9, 1977, STARTING AT 7:30 P.M. IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DE KOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider the following:

Application by Dr. Buchalter & Dr. McCarthy for a Special Exception for professional and business offices to be located at 103 South Main Street. Vehicular access will be from Hubbard Street, an R-4 zone.

S.E.-BUSINES & PROFESSIONAL OFFICES
SO. MAIN ST.
R-4 ZONE

CHAIRMAN KALITA

The above legal notice appeared in the Middletown Press twice - on January 29th, 1977, and February 5th, 1977. As procedures of our meeting, we will ask the proponents to make their presentation and then if there's any people in the public to speak for the issue first and then if there's any people in the public to speak against the issue. Attorney Carta -

ATTORNEY JOHN J. CARTA

Thank you, Mr. Chairman. My name is Atty. John J. Carta, Jr. I have an office at 547 Main Street, Middletown. I am here on behalf of Doctors Buchalter and McCarthy and before I begin I just would like to echo what Mr. Parisi said insofar as Mr. Shaw is concerned. I have had the occasion to appear here a few times and, despite the fact that I wasn't always in agreement in the way he voted, I certainly felt that he was a more than

a fair chairman and I wanted to echo Paul's comments. Now, I'd like to introduce everybody who is here in favor of the application. This is Dr. Dan Buchalter, Mrs. Buchalter, Dr. Bob McCarthy and Jerry Stefani, the architect who is going to be making - is going to be presenting most of the application because he's the one who drew the site plan and is familiar with the layout. What I'd like to do, just very briefly, is summarize what we're here for and why we're here. As most of you are aware, I am sure, Judge Bernard Kosicki owns a dwelling on South Main St., the specific address of which is 103 South Main St. It has been used as a dwelling for quite some years. They are building a house and they're going to be moving. Drs. Buchalter and McCarthy have entered into a contract with Judge Kosicki for the purchase of that house. What they intend to do is to convert the house into professional and business offices. They intend to relocate their offices. They are both specialists - ear, nose, throat specialists. They're presently located at 80 South Main. They intend to relocate their offices into that building - into the house and also use - or rent other portions of that house to other tenants - other doctors, possibly, lawyers, architects, accountants, anybody in the professional area. Now, what we're dealing with here is a piece of property that's situated in an R-4 zone which, under your Code - under the Use Schedule in your Code, does not permit by right professional and business offices. What we have to do is apply for a special exception. It is permitted by way of a special exception - so what we've done is under Section 44 of your Zoning Code made application for a special exception specifically under Section 44.08.08 of the Zoning regs which permit professional and business office uses in an R-3 or R-4 zone subject, of course, to Special Exception approval by this commission. We very sincerely feel that the plan that we're going to present this evening that will be explained by Mr. Stefani will put this building probably to the best use that it can be put once it's vacated by Judge Kosicki and, hopefully, once we're through with this presentation, you will be convinced that it will have - it will satisfy all of the requirements under Section 44.04 in the following section with regards, for instance, to adverse effects. We claim that there will be no adverse effects on the community, on the neighboring properties, that again one concern that you should have is traffic movement. We feel that the plan will best facilitate traffic movement and we will create no traffic hazards, no traffic jams. It will promote the orderly development of the neighborhood. It will have no adverse effect on property values, so on and so on. We also intend to make a presentation insofar as parking is concerned and under Section 40 of the Zoning Regs we will show that, despite the fact that we need eight parking spaces, we will have substantially more than that; so we should satisfy the parking requirements. Aside from that, if you have any questions now or at the end of the presentation, I would be glad to attempt to answer them. Mr. Stefani - or as far as the actual uses - use of the premises are concerned - we have both of the doctors who will be occupying and using the premises present and they would also be able to answer questions. So, unless there are any questions of me now, I would like to turn this over to Mr. Stefani and he would show you the plans and explain actually how the building is going to be used.

Thank you.

CHAIRMAN KALITA
Thank you.

MR. JERRY STEFANI

Mr. Chairman, Members of the Commission: My name is Jerry Stefani as John said. I live in Durham, Connecticut, and I sit on the Planning and Zoning Commission in Durham and I - no matter how many times I do this, I prefer to sit on this side of the table rather than this side. What I would like to do is just briefly explain our proposal and then when I'm through, I'd be happy to answer any questions or listen to any of your suggestions or criticisms. As John said, the house in question is the Judge Kosicki house. This house, if you're not familiar, is the third house north of the traffic circle on South Main Street and I have some old drawings of the house. (passing out pictures). It's a beautiful old house built, I believe, around 1880, 1890. What we've tried to do is have what I call a low profile approach. In other words, being that the house is in a residential district, what we've tried to do is be sensitive to the character of the neighborhood. The changes in the building itself will be confined entirely to the inside. The only changes on the exterior are we're going to be closing off a few doors - we're going to be repairing some leaks in the roof and perhaps some exterior painting. Other than that, the exterior architectural features won't be touched. There'll be no lighting of the parking lot. As anticipated, all the business that goes on in the building takes place during the day. Do you all have a site plan or what would be the best way to -

MS. RACZKA

We've got copies here.

MR. STEFANI

Is that the latest one?

MS. RACZKA

Yes.

MR. STEFANI

The lot is real natural, I think, for this type of use. Where it has - because the lot runs entirely from South Main St. to Hubbard St., what we're doing is directing everybody to Hubbard St. The main entry will be through the rear to a parking lot behind the structure. From Hubbard St., the main parking area, - the cars if they're visible they would be very slightly visible. I don't think they'll be visible. The garage is going to stay. There are some junipers and yews in front of the garage that are about 15 feet tall that'll provide a screen from the Hubbard Street. Along both the north and south property line, there is a fence. Where there isn't a fence and there's existing planting that's quite high which will further screen the parking area in the rear and from South Main St., because of the grade and the rise and, of course, the location of the house, there's a very beautiful thirty inch copper beach tree, the parking area is really screened from South Main St. So the visual impact of this, I think, will be minimal. Like I said, we've made an attempt to direct all the traffic and pedestrian flow off South Main St. You'll come in Hubbard St. There's an existing

sidewalk that goes down the side of the building. There's an existing portico that's now used as a porch. That's going to be the main entrance for the doctors who will be occupying the first floor and their entry will be to the side - then they plan to have the three rooms upstairs as possible tenant space, whether that comes up that way or not, but we're calling it tenant space. The tenants will have a separate entrance - they'll use the existing front entryway and we're installing a sidewalk - a new portion of sidewalk - there in front of the building connecting that walk on the side with the main entry so people won't have to walk down the stairs onto the Main Street sidewalk and up and it also encourages again everybody to park in the rear. There will also be a sign out on South Main Street explaining to people what the building is being used for and that there is parking off Hubbard St. The grades are such there - we've shot the grades - the main entry drive has a 3% slope and the main parking area has a 4% slope down to two catch basins at the end of the parking area. These catch basins will then - they're both 1,500 gallon catch basins. They will be connected together with a piece of twelve inch reinforced concrete pipe and then from the one on the north side will stub out about ten feet with a twelve inch reinforced concrete pipe and then, eventually, according to City plans, there's a 36" storm sewer that's going in South Main St. and eventually when that's connected up, then what we would do is we would connect those dry wells with that thirty-six inch storm sewer. Right now, there's a combination sewer on South Main St. We wouldn't want to burden that. In the interim time, the dry wells will serve as our drainage. Then, there - like I say - there is some existing fence. We are going to add a portion of fence along the north and the south side - there's some gaps in the fence that - to further provide a visual barrier there. The type of fence that we're going to be using is something very simple like this top one here - probably stained or finished similar to the one that's existing, and then we're going to add twenty yews, thirty rhododendrons and then replant any of the disturbed areas. I guess that's about it on the site plan. As far as the interior of the building goes, do you have these plans? I guess they don't.

MS. RACZKA

Not the interior plans.

MR. STEFANI

OK. Well, I'll just briefly explain. Right now it's, of course, being used as a residence. The Doctors' Buchalter and McCarthy are going to be occupying the entire first floor. Basically, all we're going to be doing is rearranging some partitions around there for their examining rooms and operation and x-ray and this type of thing and then up on the second floor they'll have their offices and there will be a staff lounge and then there's three - oh - about 13 X 14 rooms that may be rental offices and I might also add that we submitted these plans, I believe, a week or two ago. We got comments from both George Reif and Mr. O'Brien and we've tried to respond, I believe, item by item to every one of those. One question was that Public Works would like us - that I didn't respond to on the plan but after having looked at it again, I completely agree with them - that this fence along Hubbard St. - there's an old wood fence and an old chain link fence - they asked, even though Hubbard St. is one

way, asked that they be taken down to improve the visual lines and we certainly will do that and comply with that.

MS. RACZKA

25 feet from the property line.

MR. STEFANI

Right, right, and I think we'll leave the existing planting there to kind of form a visual barrier but trim it down to where an automobile can see over that. Just in closing, I'd like to say that if a special exception is granted, I think that one of the nice things here is that I think it's going to insure that an architecturally significant building is going to be preserved and I think that the doctors will be very good neighbors. Thank you.

CHAIRMAN KALITA

Cathy, do you have any comments to make?

MS. RACZKA

Yes. First of all, I have a letter from Judge Kosicki's attorney addressed to the commission in which he says essentially that "This letter may be considered as a comment in support of the application and may be read into the record at the time of the public hearing." It's from Attorney Phil Karpel for Judge Kosicki.

From the departments, the Police Department has no comment.

The Middletown Fire Department has no objections to the site plan as presented. They do indicate that there will be approval of the construction plans. It's going to await a meeting with the Building Department.

The Health Department commented that the facility is served with both water and sewer, but it does indicate that applicants must make provision for rubbish storage via dumpster and pickup service. The final comment was touched on from the Public Works Department. It seems to have been dealt with in the revised site plan.

CHAIRMAN KALITA

The Police Commission responded they have no objection; however, in looking at the site plan, I would just like to throw off on the table here that even though (inaudible few words) known Hubbard Street is a one way, I am wondering if at the end of that driveway we shouldn't have a right hand turn.

MR. STEFANI

Yes sir, we do. It's very hard to see. That's a scale, but it says sign - three foot sign - identification sign, traffic and parking direction and below that it says "traffic type sign, right turn only", so we will be including -- That was one of the comments of the Public Works.

CHAIRMAN KALITA

Anybody else on the commission -- Mr. Parisi.

COMM. PARISI

Yes. Just on the lighting thing. You say you're not going to light the parking lot, but I assume - you're being doctors - people don't

just get sick between 8:00 and 5:00. Recognizing it's not going to be like a supermarket, is there going to be some provision for lighting for the safety of the people.

MR. STEFANI

I would say if there is--the only kind there would be would be a couple of spot lights on the corner of the building - one shining on the walk coming out, one shining on the parking area, but not - you know - mercury vapor lamps or --

COMM. SHAW

In line with that, though, at 4:30 in the middle of the winter, it's dark.

MR. STEFANI

Right.

COMM. SHAW

Most medical offices are not closed that early and I would think that it would be somewhat imperative to have lighting.

CHAIRMAN KALITA

Commissioner Lineberry?

COMM. LINEBERRY

Yes. What is directly to the north and to the south of that property? Are they residential homes or --

CHAIRMAN KALITA

One on each side.

MR. STEFANI

I believe so. They're both dwellings. I think the one to the south might be a (inaudible few words). I know this one in the rear is multi-family.

CHAIRMAN KALITA

They are both multiple.

COMM. PASSANESI

What about the refuse collection that the Board of Health mentioned?

MR. STEFANI

I think what we would do there is where you see the staff entrance, we would have a little enclosure. There's not that much rubbish generated. We have a little enclosure---

COMM. PASSANESI

Where is that again?

MR. STEFANI

In the rear of the building by the staff entry.

COMM. PASSANESI

Yes, I see it.

MR. STEFANI

I think maybe just a little enclosure there for the garbage cans or if there's enough, a small dumpster that you can push out to the --

ATTORNEY CARTA

There's a little ramp or something.

MR. STEFANI

To my knowledge, there's no access from South Main Street. We want to discourage -- The South Main St. facade is just really more or less decorative. Everything will be coming in from Hubbard St.

COMM. PASSANESI

Have you had any conversations with the Building Department?

MR. STEFANI

Yes, we've met briefly with them.

COMM. PASSANESI

And what? No problems?

MR. STEFANI

No. Well, we haven't developed plans to that stage. We certainly will, as the plans develop, meet with the Building Inspector and the Fire Marshall and various people.

ATTY. CARTA

I talked to Ted Reneson, the chief Building Inspector, and when this was in the formulating stage and he said as soon as he submitted an application he would go out and take a look at this structure. I don't know if he's gone out, but he did indicate that, in regard to these Fire District codes, the fire district requirements, that so long as the building is of a masonry type exterior, there will be no problem converting that to a (inaudible few words).

COMM. PASSANESI

There doesn't appear to be any and I wanted to ask the question just to make sure that we don't go way off and then find out (inaudible few words)

MR. STEFANI

My other comment was for the tenants that they wanted an hour and a half separation and then an hour and a half separation.

COMM. PASSANESI

And you're going to provide all that anyhow, aren't you?

MR. STEFANI

Sure.

COMM. LOWRY

Did you say there was room for three offices?

MR. STEFANI

Three rooms, right. It would be one office. It might be another doctor or related specialty.

COMM. SHAW

I was curious about that because in the application the indication is its professional and business offices. There's a long step (inaudible word) business office and professional office.

ATTY. CARTA

Section 44, Biff, does sort of include and I guess my implication would exclude things that aren't included in that section.

Under that section, what we're talking about - if I can find it - is "Professional and business office uses shall be limited to accountants, architects, engineers, dentists, physicians, podiatrists, chiropractors, lawyers, real estate and insurance agents, psychologists, osteopaths, surveyors."

COMM. PARISI

You're not going to put in an elevator?

MR. STEFANI

No.

MR. PARISI

So that would kind of shoot out doctors on the second floor, I would think.

ATTY. CARTA

That would shoot out podiatrists.

CHAIRMAN KALITA

These three rooms you're making reference, are they the second floor or is this additional rooms on the first floor?

MR. STEFANI

Three on the second floor.

COMM. LINEBERRY

I haven't heard of the concern of garbage collection before on any other application. Is this a special type of garbage collection. Do you have City garbage collection there?

MS. RACZKA

The Health -- That's the only comment the Health Department (inaudible one or two words).

COMM. LINEBERRY

I've just never heard the comment before on garbage collections and I just wondered --

COMM. PASSANESI

I'm not sure that they have a regulation covering that. I think this is just a suggestion.

COMM. TYAACK
If I may - through the Chair.

CHAIRMAN KALITA
Commissioner Tyaack.

COMM. TYAACK
We have discussed this at the Board of Health and at this time we haven't got any Codes but we're looking at improving standards - where people keep refuse and we don't know just how to plot this on the City as yet. Some of the recommendation nowadays come that if you are stowing it outside of a dumpster to have a cement platform to protect it or to use a dumpster where it's protected. We don't have a specific Code but we have been looking at this.

COMM. LINEBERRY
I just couldn't imagine them spreading their garbage all over.

COMM. PARISI
Is this outside of the municipal collection district?

CHAIRMAN KALITA
No. It's collected on both sides. On South Main St. and Hubbard Street. Any further questions?

COMM. SHAW
Yes. I am curious about this storm sewer collection. You said there was 1,200 gallons.

MR. STEFANI
Fifteen hundred gallons.

COMM. SHAW
1,500 gallon dry --

MR. STEFANI
Dry well with four yard-- We're going to put probably four to seven yards of fill in it with each dry well, and then when the storm sewer is --

COMM. SHAW
No. I understood that, but is this an appropriate size for a parking area of that size.

MR. STEFANI
Right.

COMM. SHAW
Based on what?

MR. STEFANI
The square footage.

COMM. SHAW
(inaudible one or two words) across.

MR. STEFANI
Right.

COMM. SHAW
That doesn't sound like a very big tank to me. (inaudible few words) react to that.

COMM. PASSANESI
I was assuming that he had reviewed this with Phil Bauer. Did you not?

MR. STEFANI
I sent the plans to the City. Public Works --

COMM. MEMBER
Public Works did not remark on that.

MR. STEFANI
They did not remark on it. They seemed to think it was adequate, because that was one of the things that I thought they might have a question on and he said they apparently didn't have any question about that.

It's only temporary anyhow.

MR. STEFANI
Right.

COMM. SHAW
Yes, but you can have a storm the first week of a temporary installation.

MR. STEFANI
Fifteen hundred gallons is probably one of the bigger dry wells. They go from like six hundred gallons - depending upon who's supplying them. Fifteen hundred gallons is a pretty good size dry well.

COMM. PARISI
(Inaudible first few words) on each side.

MR. STEFANI
Right.

COMM. SHAW
3,000.

MR. STEFANI
Right, so you're talking about 3,000 gallons. Some of it on the road will go both off and down the road.

COMM. PASSANESI
You might- here we're getting into design - you might postpone the bituminous paving until such time as that thing (inaudible word-2 talking)

MR. STEFANI

I think that's a good idea and we had talked about that but the only thing was in your Code it says something about a --

COMM. PASSANESI
stabilizing that.

MR. STEFANI

Something or other surface - I can't quite remember the word.

COMM. PASSANESI

I believe the term is "stabilize the surface".

MR. STEFANI

Stabilize the surface - right. If we could use like Blue Diamond and, in addition, put the dry wells in, I think that would help a lot.

COMM. PASSANESI

Once you get it connected, then you could pave it.

MR. STEFANI

That's right.

MR. PASSANESI

I am not telling you what to do but it might overcome flooding --

MR. STEFANI

No. I think that would make a lot of sense.

COMM. SHAW

The only problem there is maintenance. Isn't it tougher to maintain when plowing in the winter and things like that.

COMM. PASSANESI

Oh, by far, by far. That may be a consideration,

COMM. KALITA

Do you have any idea how big and where the sign is going to go on South Main Street?

MR. STEFANI

I think we said three square feet.

ATTY. CARTA

You might just refer to a letter, Mr. Chairman, that Cathy Raczka referred to. It was a letter from Jack O'Brien dated 1/28/77 to the City Plan Commission, attention George Reif. Jack made four suggestions - one of which was that at the exit point on Hubbard Street, a sign to indicate "Right Turn Only" should be placed prominently. As the response to that, you did what?

MR. STEFANI

We put the sign on Hubbard Street - right here at the end of the drive. That was the sign that you asked about earlier and the other sign would be located on the sidewalk on the south side there.

It says sign - three foot square identification sign - traffic and parking direction off Hubbard St. In other words, what that would say is Drs. Buchalter and McCarthy and whoever the tenant was and then it would say "Parking in Rear off Hubbard Street" or something like that - words to that effect.

CHAIRMAN KALITA

Is the size of that sign in accordance with the ordinance?

MS. RACZKA

Private traffic directional signs not exceeding three square feet are - meet the Code requirements.

COMM. SHAW

I know that that sidewalk in front of the building was the suggestion of George Reif - the additional sidewalk. It goes from the south sidewalk to the front of the building, but I have some problems with it and I have looked at that yard since then and it seems to me to be unnecessary. I'd be curious about Mr. Passanesi's feelings about that.

COMM. PASSANESI

You mean that new -

COMM. SHAW

The new sidewalk.

COMM. PASSANESI

The new four-foot concrete sidewalk?

COMM. SHAW

It cuts up that yard rather badly and it seems the only purpose is to make it not necessary for someone to go up and down those steps if they're going in the front door.

CHAIRMAN KALITA

I think that's exactly what he --

COMM. SHAW

On the other hand, you have no one using that doorway who is involved with your medical practice.

MR. STEFANI

This is a letter from George Reif. He says "Enclosed is a copy of the Department of Public Works comments" - which is what he just read. "Also show that a new walk will be installed between the existing walk on the south and the one leading to the tenants' entry so people parking in the rear of the building can walk to the front (tenant entry) without going to the sidewalk on South Main St." and then he says "Remember the goal is to eliminate parking on South Main Street". Maybe he was thinking that if - without that - maybe the person would make the decision that they would rather park in the front of the building. I don't know.

COMM. SHAW

Well, they could also park and cut across the lawn.

MR. STEFANI

Right. That's probably what they will do and wear a path.

COMM. SHAW

They're just not too sure who uses that doorway.

COMM. PASSANESI

Well, it would be the second floor tenant.

MR. STEFANI

Right, exactly.

COMM. SHAW

Now, those offices are in the rear of the second floor, are they?

MR. STEFANI

No. They're in the front.

COMM. SHAW

(Inaudible few words) three rooms?

MR. STEFANI

Yes. In other words, the second floor is basically divided in half. The front half will be the tenant space and the rear half will go with the first floor.

COMM. PASSANESI

I can understand your concern about cutting up the front lawn but if I were going to that front door, especially during the winter months and I had to go down two risers down to the main sidewalk --

COMM. SHAW

Oh, I agree. No. I misunderstood where those offices were. I thought they were to the rear and that you'd be going the other way.

COMM. PASSANESI

Coming back up three risers again.

COMM. SHAW

No. I thought that you were entering from the other side. I think that's probably right.

COMM. PASSANESI

Probably doesn't have to be four feet. Maybe it could be just a little three foot walk.

COMM. PARISI

Just one question. Only because looking at your indoor plan, why are you making someone going in the see the doctors walk around the building? Why don't you have a back main entrance or a main entrance in the back?

MR. STEFANI

Well, we had looked at several schemes. Some of that -- The reason that that happened - Two reasons. Right now, that's where the Kosinski's have their -- Kosicki's, excuse me -- have their living

room and it's a really lovely old room that we'd like to try to preserve and the other thing is that portico - that porch with the big columns kind of makes a very nice entry.

COMM. PARISI

So that would be the entry, then, for the doctors as well as the patients.

MR. STEFANI

Well, the doctors - No. The staff entry is actually in the rear. The patients would come in on the side.

COMM. PARISI

So anybody who would be going up front would only be going - whoever happened to be a tenant upstairs.

MR. STEFANI

That's right. Exactly.

COMM. PARISI

If there was a way that you could get - you know - tenants for upstairs through that back way, you wouldn't have to go through the hassle of cutting up the front lawn with a sidewalk.

I mean, I don't know what the inside looks like and if you could work that thing --

MR. STEFANI

Well, it just seemed to work. There is a rear exit. We're using that. We're just --- We could do that. It just seems like that's the more natural entrance where you're going through two forms -- which are formal entryways. That is, in fact, the way that you would exit-- The second means of egress is through that staff entry and that's also - the stairs from the upstairs lead out that back door.

CHAIRMAN KALITA

Actually, you're going to eliminate one of the rear entry's right now. They have a door that goes into that family room which I understand --

MR. STEFANI

Right. That would be eliminated. That's going to become the x-ray room.

MR. STEFANI

Well, again, the interior may change a little but that's the thinking now.

CHAIRMAN KALITA

Are there any further questions? Does anybody want to speak in favor?

MS. MARILEE MC KINNON

Do you want to come so we can have your name and address and be on record.

MS. MARILEE MC KINNON

Mr. Chairman and the Commission: I am Marilee McKinnon, Dr. Buchalter's

wife and he's probably having a fit that I stood up. I live on Miner Street in Middletown and I have been a member of the Preservation Trust since its inception and if you've all seen the building on South Main St., it's one of the prettiest on the street and it's one of the prettiest in town and I have been trying to make sure that they preserve the integrity of the outside architecture of the building, which they are going to do, and I think it'll be a boon to Middletown and I think it will also be an example for other people, perhaps, to take an old building and use it the way they're going to use it and maintain the architectural integrity. Thank you.

CHAIRMAN KALITA

Anybody else want to speak in favor of it? We don't have nobody speak against it.

ATTY. CARTA

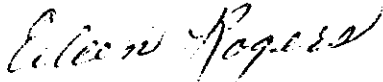
I thought the Mayor was going to speak in favor, but I guess not.

CHAIRMAN KALITA

OK. Thank you, attorney.

ATTY. CARTA

Thank you very much, Mr. Chairman.



Eileen Rogers
Transcribing Secretary

Edward J. Kalita, Chairman
Planning & Zoning Commission

Approved: _____