

Chm Stephen T. Gionfriddo, Vice-Chm. Cos Giuffrida, Steven J. Leinwand, William A. Pillarella, Rose Sbalcio; Alternate Thomas Hutton; Dir. P.W. Salvatore Fazzino, Ex-Officio COMMISSION MEMBERS PRESENT

Mayor Sebastian J. Garafale, Ex-Officio; Sec'y Louis A. Carta; Sebastian J. Passanesi; Alternates Stephen Gadowski, Paul A. Parisi, Richard Thompson MEMBERS ABSENT

Comm. Hutton acted for absent Comm. Carta. Comm. Leinwand was Acting Secretary for Comm. Carta ACTING MEMBERS

Dir. George A. Reif, Nino Martucci, Planner, Hope Kasper, Secretary, Pam Jones, Assistant Secretary STAFF

Lucas Held, Reporter, Middletown Press and approximately 30 members of the audience. OTHERS

Comm. Leinwand
ITEM #1: To consider: Proposed Special Exception to permit change of use from residence to office building located at 151 Broad St. Applicant/Agent Elaine F. Bank & Andrea S. Fassler
ITEM#1: PROPOSED SPECIAL EXCEPTION/CHANGE OF USE FROM RESIDENCE TO OFFICE/151 BROAD ST/APPLICANT ELAINE BANK & ANDREA FASSLER

Andrea Fassler
Andrea Fassler, I reside at 113 Williams Street in Portland, Ct., this is my partner, Elaine Bank who lives at 10 Yellow Orange, Middletown, CT. We are co-owners of two businesses in central downtown area in Middletown, The Mail Center and Executive Space, Inc.. We are proposing to change the residence at 151 Broad Street from a residence to an office building. The offices will be used by people who professionals, they will be occupying offices in Executive Space. Executive Space is a multi-faceted business support company whose products include the rental of shared office space, staffed by a full time receptionist, a typing service, computer rental, conference room, copying service and other miscellaneous services. The building lends itself to a professional office building. Broad Street and the general area are largely lined with buildings being used by professional businesses. This particular building is the oldest group revival on Broad Street. We do no intend to change the structure in any way, but to enhance its beautiful characteristics and facade and maintain it as a notable house from Middletown.

Chm Gionfriddo
Do any members of the Commission have any questions they would like to ask of the proponents? George (Reif), what about parking? Is there any problem?

Mr. Reif
No, they are all set. I'd like to point out the fact that they have a driveway that's-they show-18 feet wide, that may not, it's interesting here and it may become important in some other applications but note that their driveway is 18 feet.

Chm Gionfriddo
Any questions by members of the Commission? Commissioner Pillarella.

Comm. Pillarella
Under the Public Works comments, drains? Has that been done? Is it going to be done?

Andrea Fassler
We didn't have any notification of it.

Mr. Reif
This is another one of those things. If you tell everybody in advance, and you will see

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Mr. Reif
some cases as we go along, then they react. There didn't seem to be anything that is awe-
some here so they don't know what is on the list of questions, I'll see that they get it
and they can take care of....

Chm Gionfriddo
The only thing that it indicates is that there must be some revision in your drainage, I
guess, shown in your plan which I guess you could work with Public Works Department on.

Andrea Fassler
Okay, that will be fine.

Chm Gionfriddo
Any other questions? Comments? If not, thank you.

Andrea Fassler
If there are no more, you know, considerations we would appreciate an early decision because
we would like to put our-get going on it. Thank you, Steve(Gionfriddo)

Chm Gionfriddo
Thank you. Any members of the public wishing to speak in favor of this proposal? Any member
wishing to speak in opposition? If not, we will close the Public Hearing and entertain a
motion to make this Item #7.7. The motion is seconded, any discussion? If not, all those
in favor? Any opposed? Motion carries. Move to item #2 on the Legal Notice.

Comm. Leinwand
ITEM #2: Proposed Special Exception to permit a 4 family dwelling located
at 21 Pearl Street. Applicant Carl Petruzzello.

ITEM #2:PROPOSED
SPECIAL EXCEPTION/
4 FAM DWELLING/21
PEARL/APP/CARL PET.
RUZELLO

Chm Gionfriddo
Is there anyone here for this particular Item? Why don't we pass Item #2 and
move onto the next Item, come back to it. Item #3 is withdrawn, we want to make a motion..

Comm. Leinwand
Move to accept the withdrawal

Comm. Giuffrida
Second

Chm Gionfriddo
Motion to accept and a second. Any discussion? If not, all those in favor? Any opposed?
Motion carries. Move to Item #4

Comm. Leinwand
ITEM #4: Proposed Special Exception to permit adaptive reuse of Forge Building to permit 77
dwelling units and accessory business area located on South Main Street at Parmeacha Ave.
App/Agent LWB Development Co., Inc./Atty Michael Dowley.

ITEM #4:PROPOSED
SPECIAL EXCEPTION
ADAPTIVE REUSE FORC
BLDG/S MAIN ST/77U
ITS/APP/AGT LWB DE

Atty Dowley
Members of the Commission, Good evening, it's Atty. Mike Dowley and I'm
pleased to represent Mr. Bonalsky and his company in their application
to take what I consider to be one of the ugliest buildings in Middletown
and hopefully correct it to something that we will all be proud of. This
was a building, just to give you a little bit of history, that Mr.
Bonalsky, when he first came to me about a year ago, he had intended to develop into a to-
tally commercial space and due to his interaction with the Municipal Development Commission

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Atty Dowley

he has totally revised his plan to hopefully solve one of Middletown's need and that is housing. It is presently going to be built a combination of apartment use and commercial space. With me tonight is Mr. Bonalsky, one of the partners of LWB and his architect, David Yeager and I have handed out to each of you a letter from Jan Cunningham which I hope assists you in one aspect of our application, that is, indeed, we are going to do a Historic restoration for this building and we need your approval pursuant to your regulations. With that I am going to turn the meeting over to Mr. Bonalsky to hopefully describe to you in some detail his plans for the building. Mr. Bonalsky.

Mr. Bonalsky

Thank you, Michael(Dowley). I guess the best thing I'd like to do is to go up to the easel and review some of the renderings and floor plans that we have in front of you. Obviously, I would like to answer any questions you may have as I go along. The front...there is...I have two or three different elevations of the building along the floor form. The major concept for the floors will be 77 moderate priced rental housing units along with approximately 4500 square feet of commercial space located on, near, Pameacha Avenue. The, maybe I should start out with the...(Inaudible)...for a site plan. I think most of you are familiar with that building fronts is parallel to Route 17 and South Main Street right now it's red in color and in desperate need of repair. I guess I do agree with my attorney, Michael(Dowley), because it is a quite unattractive building. We are in the process, we have been working with Municipal Development Commission and we are right now involved with the State of Connecticut and Jan Cunningham on turning this building into a historic building. So, therefore, the facade and the necessary treatment of the outside we plan on turning it back to what it looked like before. The "L" shape, this is a view from an aerial view, this is Pameacha Avenue, this is South Main Street and downtown is towards me, this is heading South on Route 17. The major portion of the building will house the units, it will be, the building itself will not be changed as far as an exterior elevation point of view. There will be no, other than the new construction in the rear, the building itself will house 4 floors of housing. We are going to build them without raising the roof or doing any other type of structural changes to the building. We will be housing the 77 units in the "L" and the only area for commercial...(Inaudible)...the 4500 square feet, will be in the building, again, that exists along Pameacha Avenue with, and again, this is one of the things that I have discussed with Municipal Development Official, is where to the style and type of retail uses that will go in here the entrance to the retail unit will be in and around, as you can all see, in this particular area on the interior of the complex. There it will minimize any particular amount of, as far as having any type of fast food or very in and out type of retailing here, I see this as a, more or less as a low pedestrian office, real estate office, bank that type because the entrances now will be on the interior of the project. The site plan, again, just to show a back, or rear view, of the project, you can see this is the, will be, the existing building along South Main Street, this will be our new structure, again, this will actually be the main entrance to the 77 units with landscaped areas out front, adequate parking and, as I said, (Inaudible) same type of structure for keeping in line with our historic designation where we do have certain rules and regulations we have to follow. As far as, as I said, we do have 77 units in the 1, 2, and 3 bedroom range, moderate priced. I think I'd like to call on Dave Yeager, my architect, to possibly get involved in our unit layouts, I think we have floor plans here, at the last meeting I did give smaller versions of the floor plans to get involved with our unit mixes which we believe are of interesting units through a rehab of this particular building. David?

David Yeager

These letters indicate that because of the National Registry nomination the requirements for the exterior design of the building are very strict. They require us to go back and restore the exterior of the building to such as it was when it was when it was actually a manufacturing building. This type of project presents a very interesting challenge to the architect and to people who are involved in marketing the building. What we are attempting to do here

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David Yager

is to maintain the street face as the character of an industrial building but providing beautiful light through tall windows in and along that end of the apartments themselves. The one story structure at the end of the building on the corner of Pameacha will be utilized for a commercial space. There in what we refer to as the "Hat" section which is a 2½ story octagonal roof section with a monitor on the top which also will be part of the original building and the back wall will form the wall of the new courtyard for the residential units. There will be some structures across the back here which were added later and are really of little historic significance and are also in poor structural shape and will be removed and it will allow a space to put on a new 2½ story additional which will house duplex residential units. The intent of the design is to try to screw the traffic from ... (inaudible, coughing into microphone) and orient the first floor units with individual courtyards towards the back of the landscaped side of the site. Then spread the parking along to accommodate the units which will have varied entrances through the courtyard on the first floor. The remainder of the units will be accessible in the corner of the building where the elevator will be located and the two corridors will run through, down the center of the building. This will give you an idea of what that might look like. Here you are looking down Main Street you see the small windows which have been maintained allowing wonderful light to flow into the apartment. A new stair top to accommodate fire code requirements and then beyond the site view here a new addition will be added for street access coming in off Main Street and the major access coming in the parking lot on Pameacha Avenue. The site plan, floor plan, here is somewhat smaller than the grade on the plan which shows the extent of the retail. The individual entrances into the first floor apartments. These are two bedroom apartments with a study area and range from 1,000 to 1300 square feet but are quite spacious. One of the wonderful things that we are allowed to do with this sort of rehabilitation to take advantage of the sort of grand space that you couldn't really afford to build when you are building new construction so it is like sizable units that would not normally be possible under the guidelines of today's modern... (Inaudible)... You can see here the new construction units get down to around 900 to slightly over 1000 square feet and these are two story townhouse units, the first floor in the existing building, just the structure, will be one story flats. Then coming up to the upper floors, here we have come into the entranceway here, up the elevator and the floor which gives access to the combination of 1 and 2 bedroom flat style units. This would be the upper bedroom area, the new construction and then the "Hat" section being utilized for one and two bedroom units. Going onto the next floor, this presented kind of the most unique challenge because now we are getting up into the section with a roof. This sort of highlight, again, dictates that monitors would destroy the character. Monitor or dormer type of windows would destroy the character of the exterior of the building so we will be putting in a few skylights in the back side. On the front side monitors being permissible on the backside. Down the corridor you have a series of one bedroom units that allow us the utilization of the light monitor which runs continuously along the top of the roof. So, that would be accessible to be the bedroom, accessible to a spiral staircase up into the extra bedroom, a loft. Here you see the little circles indicating the spiral stairs. The new construction continues on and then another group of two bedroom townhouses that are accessible off the elevator and down the corridor and those bedroom units will be organized into the roof portion with monitor windows or dormer type of windows set in here and here you see the bedroom units that are located down the center spine... (Inaudible)... both sides. (Inaudible)... construction, I think we can take those later.

Chm Gionfriddo

Do you have anything else, Michael (Dowley)?

Attorney Dowley

No, I think that summarizes the developer's plan and with that if you don't have any questions I'd ask that you move on it tonight.

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Chm Gionfriddo
Commissioner Leinwand

Comm. Leinwand
The Police Department almost never comments and it finally has a comment. They suggest right hand turn only onto South Main Street, I assume you don't have a problem with that stipulation given your traffic pattern.

David Yager
No, not at all.

Comm. Leinwand
The Health Department talks about oil seepage. How would you suggest the Commission might deal with that? To protect both the developer and the city?

Attorney Dowley
I had occasion to briefly discuss the State of Connecticut's Statutory Super Lien at a brief session of Municipal Development Commission the other night. Basically, the state statutes says that if there is ever a spill anywhere that the State immediately has a lien against the person who owns the property unless it is all cleaned up. And I think that is adequate to take care of the matter. We have contacted the Coast Guard and it is my understanding that, I don't think anyone knows for certain if there is a problem there and certainly I think the State Statutes are now drafted so that I think the city is protected.

Comm. Leinwand
So we would protect the area, or safeguard the area you are saying, through the State's super lien program.

Attorney Dowley
That's correct.

Comm. Leinwand
Which would be the incentive that you would have to clean it up.

Atty Dowley
Absolutely. Yeah. The problem for the developer in developing this is that the super lien goes before even the first mortgage. If I gave my mortgage to Connecticut Bank and Trust Company the super lien comes in ahead of the first mortgage.

Chm Gionfriddo
Any other questions? If not, thank you.

David Yager
Thank you very much.

Chm Gionfriddo
Are there any members of the public who wish to speak in favor of this proposal? Are there any members who wish to speak in opposition? Raise questions? Oh, come up to the microphone and identify yourself, please. You have to come up to the microphone to identify yourself. We have to pick it up on the tape.

Alice Chafee
My name is Alice Chafee and some of the neighbors were wondering why you are going to have low income people in that neighborhood.

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Chm Gionfriddo
I don't think there is-well, put it this way-there has been a request by the developer to use the City of Middletown's revenue bonds, okay. In using the City of Middletown's revenue bonds there is a requirement, by law, that 20% of the units be set aside for people who are at the 80%, who are at 80% of the median income. Michael, if I am wrong, let me know. That 80% of the median income is a figure that is not, in reality, low income, it is in excess of \$20,000 a year in income for a family of four.

Alice Chafee
Fine. Thank you.

Chm Gionfriddo
Is there anyone else wishing to....

Walter Dreher
Walter Dreher, 67 Sunnyslope Drive. I was just wondering what precaution they would have with rodent control to make sure that they don't evacuate the area too quickly, in other words, make sure that they are all dead in the area that they are in right now.

Chm Gionfriddo
I would assume any rodent control measures that they would have to take would be in conjunction with the Health Department.

Walter Dreher
But there are a lot of neighbors in that area are concerned that a mass exodus would pose a problem to them.

Chm Gionfriddo
I understand, Walter(Dreher). That would be - that would have to be done in conjunction with the Health Department and the sanitarians to make sure that that wouldn't happen.

Walter Dreher
Thank you.

Chm Gionfriddo
Comm. Leinwand

Comm. Leinwand
George (Reif), are we in the TZ zone here?

Mr. Reif
No

Comm. Leinwand
What zone are we in?

Mr. Reif
R-4

Comm. Leinwand
R-4?

Mr. Reif
Right. This is being dealt with as a adaptive reuse.

Comm. Leinwand
How about the commercial - comply with 10,000 square feet?

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Mr. Reif
4500

Comm. Leinwand
4500 square feet.

Mr. Reif
That's part of what they are proposing as part of their adaptive reuse, it has nothing to do with the zone.

Comm. Leinwand
Okay, so that is an allowable use....

Mr. Reif
If you want to, they are asking for it, if you want to give it to them as part of their adaptive reuse you have that privilege.

Comm. Leinwand
Then I have a question for Mike(Attorney Dowley) and Len(Mr. Bonalsky). The list that you brought with you from the Development Commission, I assume, was acceptable to your developer in terms of the kind of commercial that was acceptable to us?

Attorney Dowley
Just so the public and everyone knows what is going on - as part of our financial funding we've elected to attempt to use a Municipal Bond function which gives a Commission of the Common Council, the Municipal Development Commission, some authority to try and look at the project and try to regulate it. One of the requests, since we were going to put commercial space to make the project feasible, was the type of traffic generating type items that might be permitted. The Municipal Development Commission went through and ran a list of items that they basically were saying they didn't see any problem with and as I remember that if we had one that was going to differ from that list we would have to then go back to Municipal Development Commission and show how we felt that it wouldn't interfere with the operation as you fellows saw fit. The answer is yes, presently your list is acceptable.

Chm Gionfriddo
Are you willing to allow us to make that list as one of the contingencies to this approval, in other words, the retail would not be other than what is on that list?

Attorney Dowley
Right. But Municipal Development, I think, permitted us to go back if we had a special - like you said - as an example, one of the things was no factory outlet stores. I mean a factory outlet store might look very nice and I think if it did look nice we might reserve the right to go back and see if it satisfied the Municipal Development Commission.

Chm Gionfriddo
Alright, George(Reif)go ahead then Rose.

Mr. Reif
No other agency has any control over land uses except the Planning & Zoning Commission so even though they are dickering with another agency in terms of how to use the city's financial capabilities, you have the control and responsibility for land uses.

Attorney Dowley
I think in response to that, you guys can correct me if I'm wrong, our bond is contingent upon the Municipal Development approval and so perhaps George(Reif) is right to keep apples with apples and pears with pears, the Municipal Development Commission would control us with

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Attorney Dowley

regard to the bond and then the Planning & Zoning Commission could basically take care of the Planning & Zoning measures.

Chm Gionfriddo
Comm. Sbalcio

Comm. Sbalcio

Michael(Dowley)I know that Tom(Hutton)and I are outnumbered but could you share with those of us that are not on the Council, what that list is?

Chm Gionfriddo

It isn't just the two of you, I think that Steve(Leinwand)are the only ones that are on the.

Comm. Leinwand

There was some concern, Rose(Sbalcio), about the density and the volume of traffic so, for example, we did not want candy stores and lottery outlets and those kinds of things, at the same time, we thought it was inappropriate to have restaurants or pet stores or those kinds of things adjacent to regular rental facilities so it was basically it was those two types of uses that we crossed off the list and left, primarily, service kinds of things, beauty parlors, barber shops, clothing stores, that kind of....

Mr. Bonalsky

If I may comment on that, again, since the retail end of the industry is one of my major backgrounds I did draw up the list and I have no problem with the list as we presented to MDC and it is, it's low volume type of stores, as I say, considering how I move-we moved- all the main entrances all the way around to the interior of the project therefore, not allowing a 7-11 to exist there because it is not convenient. That type of thing. Just to run down - a frame shop, a clothing store, a little drug store, dry cleaning, florist, you know, that type of thing where it is a very low volume situation.

Chm Gionfriddo

Len(Bonalsky), could you, just for the benefit of the Commissioners who haven't seen it, pass that around so they can look at it.

Attorney Dowley

Well, the one that Len(Bonalsky)is reading from is the list that he submitted to you, alright. Let me just briefly tell you what was taken off the list so you'll know what the Municipal Development Commission asked us not to do in the area: an auto supply store, a junior discount store, dry cleaning and laundry store, a factory outlet store, health spa, a fitness center, an ice cream parlor, a thrift bakery, a pet store, a garden supply store, a tire, battery and auto accessory store.

Mr. Bonalsky

But, on, before that list, I made a list of retail uses that I would believe that would do well there but then I did take out, initially, high volume, convenience food store, restaurant cafe with liquor, I mean I took that right out because it is high volume and I could not service that if I wanted to as far as having a successful project so I took that right out. So we are dealing with low volume.

Attorney Dowley

Just so the record is clear let me read to you the ones he took out: liquor & wine, convenience food store, restaurant, cafe with liquor, motorcycle service and sales, movie theatre, full line restaurant with liquor, pizza house, fast food store, catalog showroom, package store, cheese and wine, all of these are items that he originally, volutarily, took out then

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Attorney Dowley
on top of that, that I previously read off from the Municipal Development Commission asked
us to take out.

Chm Gionfriddo
Commissioner Guiffreda

Comm. Guiffreda
George(Reif), how does the parking stack up? Because of historical use is there less park-
ing with this then there would be with a

Mr. Reif
We are going to ask them now. How many parking spaces do you have for each unit?

Attorney Dowley
Well, as I count the parking spaces, it complies with all of the parking requirements for
both retail and units except, I think you are four parking spaces short from normal if you
count one for every 300 square feet of commercial space.

Mr. Reif
You have 1½ for each dwelling unit plus some others close to the one for each 300 square feet

Attorney Dowley
That's correct. It comes short on the one for every 300 by 4 spaces is my understanding.

Mr. Reif
Okay, if I can add to that. One of the things that is permitted in the R-4 zone is housing,
the thing that they would have to provide that they are not providing because this is an
historic building is open space. An example of what they can do.

Chm Gionfriddo
Any other questions by members of the Commission? Rose.

Comm. Sbalcio
What's moderate rental?

Attorney Dowley
It depends on your definitions. If you are going to use the federal definition, the mod-
erate rentals are running anywhere from \$500 to \$690. I think the best thing to do is ask
the developer what does he plan his rentals to be.

Mr. Bonalsky
The rental structure-the rental structure does have a range from \$450 for one bedroom unit
to \$650 for our large, two bedroom units.

Comm. Sbalcio
With utilities?

Mr. Bonalsky
Without utilities.

Chm Gionfriddo
That goes to answer the questions about low income.

Mr. Bonalsky
Right, exactly. These are moderate rental.

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Chm Gionfriddo
There aren't any other questions from the Commission, are there any other members of the public who wish to speak? If not, we will close the Public Hearing and I'll entertain a motion to make this Item 7.8. The motion is second. Any discussion? If not, all those in favor? Any opposed? Motion carries. Go back to Item #2, the application of Mr. Petruzello on 21 Pearl Street. Is he present? George(Reif), is this something that you can explain us, is it clear cut or should it be something that we continue for him to be here?

Mr. Reif
I think you should continue it. I don't want to become the proponent here.

Chm Gionfriddo
I will continue the Public Hearing for two weeks but any member of the public who wishes to speak on this application for a 4 family dwelling on Pearl Street is welcome to speak tonight if they came for that purpose. Is there anyone wishing to speak on the Petruzello application for the 4 family dwelling on Pearl Street? Please come forward and identify yourself. Just so you will know, if you wish to come back again in two weeks to hear what he has to present you will be given another opportunity to speak as well.

Shooley Smith(sic)
My name is Shooley Smith and I reside a 12 Pearl Street. The question I have is, 1) What kind of housing will this be and 2) I want to bring forward the fact that there is a problem with parking on Pearl Street now as it is. I do not think that our street can accommodate parking for four family dwelling unit. There really is a problem. When wintertime comes and the streets have to be plowed we have a real problem there, and I think

(Change of tape)

Shooley Smith(sic)
....brought to your attention because I believe that will be a serious problem. Thank you.

Chm Gionfriddo
This will be on the Agenda again two weeks from today. I shouldn't say that, is it two week

Mr. Reif
No, three weeks.

Chm Gionfriddo
Three weeks. It is the second, yeah, the second meeting, second Wednesday.

Shooley Smith (sic)
Thank you.

Chm Gionfriddo
Okay. Anyone - Commissioner Leinwand.

Comm. Leinwand
George, (inaudible) Shooley(sic)question. He set this house back and has six spots....

Mr. Reif
Your requirements have 4 units, you need six spots.

Comm. Leinwand
He's got the six spots squeezed right in there.

Shooley Smith (sic)

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Mr. Reif
Yes, he has...

Comm Leinwand
It's a vacant lot now and eventually you would have bituminous? Right off the street? A big open area, then set the house back? Right?

Mr. Reif
That's one way that you can do it in order to meet the open space requirement. That was-th^{is} plan you have is not the original plan-that is one of the reasons I called your attention to that 18 foot drive that somebody else had.

Comm. Leinwand
I guess the question I have is, uumm, do we have the right to tell him we don't think that all that bituminous along the street line is the best place to put it and to change the shape of his building so you can run a driveway along the side and put the parking in back?

Mr. Reif
As long as he can meet the open space requirement, he can put the parking anyplace on the site. But this is wonderful - this and the one that was withdrawn - are wonderful examples of why you don't see more of these projects. I don't want to tell tales out of school, but these two people didn't pay too much attention to your regulations and they have not made-haven't met- the regulations and....

Comm. Leinwand
Then why is it here?

Mr. Reif
Well, the one that is in front of you, that you are talking about, does. That was not their original. The original scheme had the parking in the back. It would have used almost all the lot for parking in the back, the same six spaces. The scheme you have in front of you, if it's the one with the parking in the front, does meet the regulations.

Comm. Leinwand
There is no question that it meets the regulations. Now let me ask you point blank whether or not you think this is the best way to develop that parcel? I see Public Works Director nodding his head no.

Mr. Reif
Well, you've got to meet the open space requirement and you've got to provide the parking. You've got to not cover more than 50% of the lot and the answer is, you probably can't do it and meet everybody's desire.

Comm. Leinwand
You could waive the open space.

Mr. Reif
Well, not according your regulations, no. You waive regulations when there is an existing building, not when you have a new building, this is a new building.

Comm. Guifriddo
My question.

Chm Gionfriddo
Okay, did you have anything else that you wish to say this evening?

Shoey Smith (sic)
I know what the lot looks like and I don't know the regulations aside in your re-

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Shooley Smith (Sic)
quirements but I can not see how you can put a four family dwelling there. I could see a two family and have adequate space for parking, no matter what your requirements are but....

Mr. Reif
You can-do it, it is not too charming....

Shooley Smith (Sic)
No, not at all, that's what we are concerned with, too.

Chm Gionfriddo
I know.

Comm. Leinwand
Can you please send a letter to Mr. Petruzello informing him of-that the Commission is continuing this matter and we would very much appreciate him being at the August meeting.

Mr. Reif
Right.

Shooley Smith (sic)
Thank you.

Chm Gionfriddo
Thank you. Is there anyone else who wishes to speak to this proposal? If not, we will continue the Public Hearing until the next meeting. Now that closes the Public Hearing for this evening and we will move to Item #3 on the Agenda which is discussion with public concerning topics which are not or have not been the subject of a Public Hearing

ADJOURNMENT

Transcribed by
Dorothy Wilson