

PUBLIC MEETING  
Roms Investments, LLC.  
Conditional Rezoning  
2/4/2025 Minutes

A public meeting was held for the conditional rezoning of Parcel #06225012 on February 4, 2025, beginning at 6:00 p.m., for the Applicant's request for a conditional zoning change, from Rural Residential to MHD-CL. There were approximately fifteen (15) individuals in attendance at the public hearing as well as members of the Planning Board and members of the Village Council. The following is a brief recitation of the minutes for the meeting:

- Hunter Nestor provided a brief introduction to the proposed zoning application and the process under which the zoning request would proceed.
- Poulami Dos assisted Mr. Nestor at the time of the hearing.
- Mr. Nestor introduced the applicant's team to include Skylar DeMatteis from DPR Design, Aaron Longo from Redline Architects, Ravi Vasireddy from Roms Investments, LLC., (the applicant), and Christopher Duggan, from The Duggan Law Firm, P.C., counsel for the applicant.
- Ms. DeMatteis provided an overview of the proposed development to include four individual buildings with a maximum square footage of all of the buildings to be approximately 35,000 square feet total.
- Ms. DeMatteis discussed the required tree buffer around the property, and advised those in attendance that the traffic impact analysis (TIA) was in process. She advised that the proposed provides for 92 parking spaces which equates to approximately 2.5 spaces per 1,000 square feet of building.
- Mr. Longo discussed that the commercial district would be a small commercial hub for the area, and that the buildings would be approximately 35 feet in height, to include a three (3) foot parapet.
- The attendees provided numerous feedback and questions to the applicant, which included the following:
  - One resident commented that he believed that there was too much proposed commercial space within the immediate vicinity of the proposed project.
  - Another attendee commented that the proposed design of the buildings stood out as being too commercial in nature, and not fitting within the look of the surrounding area.
  - Other residents agreed regarding the commercial design of the proposed buildings, and wanted a more attractive/unique design, to be more residential in look and character, and to fit more in with the historic feel of the area.
  - Questions of the applicant were presented, regarding the lighting on site with which the applicant responded that a photometric study would be conducted which would not allow light to escape the property.

- Another resident expressed his concern about security on site, if there would be restaurants or other businesses inviting individuals to the area.
- Residents were concerned regarding increased traffic as a result of the proposed commercial development.
- One resident inquired as to whether the development could be a single floor, rather than two stories.
- A resident whose property neighbors the proposed development expressed concern about water runoff to his property, and concern that the proposed development would increase that water flow. The applicant advised the resident that pursuant to the development's standards the applicant could not increase any water flow onto neighboring properties.
- The applicant advised those in attendance that he had been a resident at the subject property, and had owned the same since approximately 2012, and that he also wanted the development to fit into the aesthetic of the surrounding area and would consider a redesign of the proposed structures, to take into account the residents' desires and concerns.
- With regard to security, the applicant discussed the fact that there would be security to include cameras, as well as potential for the hiring of private security should it become necessary.
- There was also a discussion regarding the potential to have a substation of the Sheriff's Department on site.
- The applicant discussed tree save around the property.
- Mr. Nestor advised that the residents could access the plans for the proposed development on the Village website and they would receive notice of public hearings regarding the same.
- Mr. Nestor also advised the attendees as to the process and that the planning board consider the same over the course of two to three meetings and then the matter would go before the Village Board.
- No further questions were offered, and the meeting was adjourned at approximately 7:30 p.m.