

AD HOC COMMITTEE
ADJUNCT PARKING LEASE - 20 BACKUS AVE

Chairman Jack Knapp called the meeting to order at 7 p.m. on February 18, 2010. In attendance were committee members Paul Rotello and Mary Teicholz; Corporation Counsel Les Pinter; Airport Administrator Paul Estefan; Deputy Director of Planning Sharon Calitro; Assistant Finance Director Dan Garrick; ex-officio Ben Chianese, Duane Perkins and Phil Curran; and the petitioner Willing Biddle, Attorney Neil Marcus and Attorney Stephan Rapaglia. Corporation Counsel Bob Yamin arrived at 7:30 p.m.

Chairman Knapp stated the charge of the committee was to consider an adjunct parking lease for a third parcel at 20 Backus Avenue. The Planning Commission gave this lease a negative recommendation.

Mr. Rotello asked if the build-out requires the extra parking. Ms. Calitro said no, the extra parking is not required to meet any zoning requirement. Ms. Calitro explained the changes in the wording of the lease.

Chairman Knapp asked about the FAA. Mr. Estefan said they are in discussions, but there is no problem. Mr. Pinter said the FAA wants to assure the rental funds will go back to airport purposes.

Chairman Knapp asked why an adjunct parking lease if parking is already sufficient and meets the city's requirements. Mr. Biddle said the proposed tenant will not sign unless there are extra parking spaces. He further stated all the changes indicated by Planning are acceptable.

Mr. Rotello implored P&Z to allow a permeable surface in the parking area due to flooding. Ms. Calitro said they want to work it out. Mr. Biddle said non-asphalt would double the cost. Mr. Chianese had concerns about more traffic on Backus Avenue.

Ms. Teicholz said a two-thirds vote is required to overcome a negative Planning report. Mr. Marcus agreed, and stated they also have to get a special exception, but they cannot move forward without a lease.

Mr. Rotello said the committee needs to take action on this lease. Mr. Pinter said the Public Hearing is for a lease on property. It's the concept, not the specifics. The lease can be conditionally approved.

Ms. Teicholz moved to approve the lease with conditions set forth by the Deputy Director of Planning, Planning and Zoning, the Airport Administrator, the FAA and a Public Hearing as required by statute. Seconded by Mr. Rotello. The motion passed unanimously.

Ms. Teicholz moved to adjourn. Seconded by Mr. Rotello. The motion passed unanimously and the meeting ended at 8:00 p.m.

Respectfully submitted,

Jack Knapp, Chairman

Paul Rotello

Mary Teicholz