

Planning Commission

- 4276-78 Monticello Blvd, Conditional Use, Inner Healing Ministries
- AeroControlex, 4223 Monticello Blvd, Review of Site Plan Modification

Chairman Arthur Goddard called the meeting to order at 7:00 P.M. Members present: Dennis Fiorelli, Martin Gallito, Andre Reynolds and Ron Sabransky. Also present: Paul Kowalczyk, Building Commissioner and Ed Gallagher, Economic Development Director.

Conditional Use, 4276-78 Monticello Blvd, Inner Healing Ministries – Reverend Benjamin Franklin, Jr. and Valdia Burns were present. Chairman Goddard asked Mr. Kowalczyk to explain the parking requirements. Mr. Kowalczyk stated that he performed an on site survey. The lower parking lot has 48 spaces and the upper parking lot has 70 spaces. He calculated the number of spaces for each of the occupied businesses: Peter Pan Donuts – 5 spaces, Legends Barber Shop – 12 spaces, New Attitude Hair Salon – 9 spaces. The occupancy load determined by the Fire Department is 368 for Greenmont Party Center. A party center is considered similar in nature to a restaurant or a bar etc. The number of spaces required would be 62. If calculating by square footage the parking does comply. If the seating in the building holds 299 people then 75 spaces are needed. He stated that as long as Greenmont Party Center and Inner Healing Ministries are operating at different times and not overlapping the parking would be adequate. The layout of the interior and the exterior parking areas and the hours of operation were submitted. After some discussion, Chairman Goddard made a motion to approve the Conditional Use Application for Inner Healing Ministries, 4276-78 Monticello Blvd with the following conditions:

Condition 1: This condition shall apply to Inner Healing Ministries [IHM] and any program / activity that is directly associated with the intended use and operation of IHM provided that the agreement between IHM and Croton Development Co. [parties] remains in force. Upon termination of any agreement [e.g. lease, etc.] between the parties, the conditional use permit for such activity shall also be terminated.

Condition 2: This condition shall apply to parking space requirements for the IHM. The total parking requirements for the existing businesses [upper and lower levels] are 88 spaces and the existing available spaces total 118 [ref. charts below]. The parking requirement for IHM is 75 therefore there is an overall parking shortfall of 45 spaces.

However, because of the varying peak parking demands between the IHM and the other existing uses within the building the parking requirements of IHM can be adequately accommodated than that which is required based on the sum of the various uses computed separately under the following conditions:

- Sundays between the hours of 9:00 am – 2:00 pm are the peak usage of IHM and therefore shall be permitted to share parking spaces with the upper level parking lot.*
- The maximum number of parking space usage during the other non-peak operational times of IHM, Monday – Saturday 7:00 pm – 9:00 pm and Saturday 9:00 am – 12:00 pm, shall not be greater than 15 spaces in the lower level parking lot and / or 8 spaces in the upper parking lot.*
- The peak and non-peak operational times for IHM is stated so that the IHM parking requirements do not substantially overlap or interfere with the normal operations of the other existing businesses. However, if any changes occur in the usages within this business center, which cause a conflict with this parking condition the Building Commissioner shall have the authority to re-allocate the parking requirements for IHM and or any other existing or future business.*

<i>Lower Level Proposed Businesses</i>	<i>Parking Space Formula*</i>	<i>Required Space</i>
<i>IHM</i>	<i>299 occupancy / 4</i>	<i>75</i>
TOTAL:		75

<i>Lower Level Existing Businesses</i>	<i>Parking Space Formula*</i>	<i>Required Space</i>	<i>Existing Spaces</i>
<i>Peter Pan Donuts</i>	<i>344 sf/net floor area / 80 sf</i>	<i>5</i>	
<i>Legends Barber Shop</i>	<i>8 chairs plus 8 employees</i>	<i>12</i>	
<i>Nu Attitude</i>	<i>8 chairs plus 2 employees</i>	<i>9</i>	
<i>Vacant Tenant Space</i>			
Lower Total:		26	48

