

**Members Present:**

Peter Klose (Chairman)  
Daniel Jean-Gilles  
Don Hammond  
Glen E. Keene,  
Peter Voletsky  
Alan Englander Alternate

**Also Present:**

Walter Sevastian, Village Attorney  
Don Yacopino, Building Inspector

**Absent:**

Called the meeting to order at approximately 7:35 p.m. The Prior meeting in April 2012 was postponed due to a water main break which prevented proper meeting hall.

**1. 231 Main Street. Barry Terach for Travis Monuments.**

*Property is in DMU Zoning District. Site plan application to pave over existing gravel driveway. Drainage calculations have been submitted. Awaiting comments from Village Engineer.*

Village Engineer states that there is a Revision to the plans dated April 2012, re-submitted drainage analysis is acceptable. Underground infiltrator system and applicant to submit percolation rates around the property. Applicant to note the erosion control measures and note them on the plan and implement before construction. Applicant argued that such measures were not necessary, however, conceded that this is a no net runoff jurisdiction and will install as per the Village Engineer Letter.

SEQRA-- Type II action, not EAF required.

Motion to close public hearing. Klose and Hammond second. Vote 5-0 to close.

Motion to accept the site plan application subject to the recommendations from Village Engineer by Klose and second by Keene. Vote 5-0.

**2. 14 Central Avenue. Mike Printz. Continuation of site plan application for the construction of a front porch and recommendation to Zoning Board of Appeals.**

*Building Inspector-House is code compliant as it stands. The addition of a front porch would encroach into required front yard and necessitate a variance from Article IV VON§360-4.3, Dimensional Standards Table 4-1 for a front yard of 23 ft. where 25.08 ft. is required.*

Discussion with the applicant revealed that the Applicant will obtain signed and stamped plans from NY licensed architect or engineer, will submit a more “formalized” site plan for consideration and acceptance. Appears that the addition of the porch is relatively minor, will not negatively impact the surrounding homes, no objections have been stated.

SEQRA-- Type II action, not EAF required.

Motion to close public hearing. Klose and Englander second. Vote 5-0 to close on the consideration of the variance application.

Klose recommends that the PB issue a positive recommendation to accept the variance to 23 FT where 25.08 FT are required on the plans to be formalized and submitted to the Building Inspector and ZBA, dated \_\_\_\_\_2012, subject to reasonable recommendations by ZBA and ARB. The PB basis this decision on the testimony that the proposed variance is based on plans to improve character of the neighborhood and this property, is not a deviation from the rest of the neighborhood from other porches, and subject to reasonable conditions. Motion by Klose, second Voletsky. Vote 5-0.

Site Plan-- Motion to close public hearing Klose, Keene second. Vote 5-0.

Subject to the applicant submitting clearer and more formalized site plan showing locations of the proposed front porch under seal of NY Architect, keeps all lighting down-facing (not spill into neighbors’ yards), and accepts reasonable conditions of ARB and ZBA, Klose moves to accept the site plan, seconded by Voletsky, and approved 5-0. In the event that any such site plan elements are not acceptable to Building Inspector or other agencies, applicants will return to PB for further review, otherwise the Site Plan is acceptable.

**3. 71 North Midland Avenue. Declan O’Dea Application to remove tree in front yard.** Planning Board approval required to remove a tree.

Tree is nearly 50 feet tall now, expected to grow to over 100 and it is only feet from the house.

SEQRA-- Type II action, not EAF required.

Motion to close public hearing. Klose and Jean Gilles second. Vote 5-0.

Vote to permit the Applicant the right to remove the Tree in the front yard, applicant shall replace lost foliage with appropriate foilage as recommeded by a landscape architect or arborist and approved by Building Inspector. Motion by Klose, Second Keene. Vote 5-0.

**4. 257 North Highland Avenue. Louis Hartel. Application to remove and replace three pine trees .**Planning Board approval required.

Three trees planted too closely. Applicant wishes to change the configuration of the hedge row, and replace with appropriate screening.

SEQRA-- Type II action, not EAF required.

Motion to close public hearing. Klose and Jean-Gilles second. Vote 5-0.

Vote to permit the Applicant the right to remove three white pines of 257 north Highland Ave. in the side yard, applicant shall replace lost foliage with appropriate foilage recommended by landscape architect or arborist and approved by the Building Inspector. Motion by Klose, second Hammond. Vote 5-0.

**5. 55 Route 59. Howard Geneslaw of Gibbons P.C. for McDonald’s Real Estate Company**

Postponed the appearance for purposes of obtaining Traffic Reports

Public Hearing Remains Open.

**6. 32 Tallman Place. Peter Vermazen. Continuation of application to erect retaining walls.**

Applicant has submitted new drawings and engineers calculations. 5/7 2012 letter from neighbors, Stan and Ann Cracovia was reviewed and discussed. Applicant has submitted plans to ARB in September for approval. Village engineer recommends the need for a legal agreement with Village. This was discussed with village attorney and applicant has been advised that he builds the wall at his peril. Attorney will send an indemnity letter for the wall. Matter discussed with PB members and feel the ARB has reviewed to our satisfaction.

SEQRA-- Type II action, not EAF required.

Motion to close public hearing Klose, second Hammond. Vote 5-0.

Village Engineer has reviewed the application by letter dated May 7, 2012, which is incorporated by reference herein. Structural calculations by Dominick Pilla included.

Issue for the Village Attorney-- whether there must be a formal agreement and waiver of responsibility for this retaining wall as it is in the Village right of way.

Motion to close the public hearing and to accept the proposed installation, subject to reasonable conditions of ARB, ZBA and Building Inspector. Subject to review of indemnity issue by Village attorney. Second Hammond, Vote 5-0 to permit.

**Other Business:**

A motion was made by Chairman Klose, seconded by Member Voletsky, to accept the March 2012 Minutes. Passed 5-0.

The meeting was adjourned at 8:15 PM.