

Members Present:

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

Also Present:

Walter Sevastian
Don Yacopino, Building Inspector

Absent: Bob Galvin—Village Planner

Other Business: The Board will Consider and Vote on the September 7, 2012 Minutes at the next meeting. There are some remaining issues concerning the Library.

1. 188 Main Street. Francesca Bozorgomid. Site Plan application to install handicap accessible ramp and relocation of entry door and one window.

Building Inspector -- Property is in DMU Zoning District. NYS Building Code requires handicap accessibility for a building undergoing a change of use, where feasible. Proposal complies with Zoning regulations. Current drawings reflect modifications, still to be approved, requested by the ARB. Per the language found in Article IV VON360-4.5B(3), with a change of use of the building, the parking requirements of the proposed retail (2) use is less than that of the previous restaurant (5) use so that the parking requirements are met.

Applicant-- David Del Giudice-- renter for the store-- health supplements needs ADA accessible ramp.

Public -- none

Board-- No public objection to the plan and no comments.

Motion to close the public hearing by Klose, with second by Keene Vote by 5-0 to close hearing approved.

Board Actions and Resolutions:

With respect to SEQRA-- The proposed action is exempt from consideration under SEQRA since it is considered to be a Type II Action under NYSDEC 617.5 (c) (9) and (10).

By motion of Chairman Klose [**Seconded by Englander (approved by vote 5-0)**], and given that the planned improvements will enhance the neighborhood access and not have any perceived detriment to the character of the neighborhood, the Planning Board resolves to Approve the site plan application dated with reasonable and appropriate conditions to be agreed to by the ARB and the Applicant. The approval of the Planning Board is conditioned on no encroachment on Village Property.

2. **23 Summit Street. Kier Levesque for Leslie Lovell. Site plan application to remove Bilco basement door and replace with new one story framed entry.** Property is in TFR Zoning District. It is a corner property with two front yards.

Building Inspector--Per Article I VON§360-1.9E **an area variance** is required from Article IV VON§360-4.3, Table 4-1 Dimensional standards for the alteration/enlargement of a building with the following dimensional and developmental non conformities: existing front yard setbacks of 3.2 ft and 0 ft where 16.44 ft. and 7.39 are required; a minimum side yard of 3.2 ft. where 5 ft. is required; a lot area of 3,024 sq. ft. where 5,000 sq. ft. is required and lot width of 36.8 ft. where 50 ft. is required. Proposal received ARB approval on 9/17/2014.

Applicant-- Kier Levesque-- wants proper “people” door to basement.

Board-- No public objection to the plan and no comments.

Motion to close the Public Hearing by Klose, with second by Voletsky [vote by 5-0] to close hearing approved.

Board Actions and Resolutions:

With respect to SEQRA-- The proposed action is exempt from consideration under SEQRA since it is considered to be a Type II Action under NYSDEC 617.5 (c) (9) and (10).

By motion of Chairman Klose [**Seconded by Jean Gilles (approved by vote 5--0)**], and given that the planned improvements will enhance the neighborhood and not have any perceived detriment to the character of the neighborhood, the Planning Board resolves to make a positive recommendation to grant the area variances for *the alteration/enlargement of a building with the following dimensional and developmental non conformities: existing front yard setbacks of 3.2 ft and 0 ft where 16.44 ft and 7.39 are required; a minimum side yard of 3.2 ft. where 5 ft. is required; a lot area of 3,024 sq. ft. where 5,000 sq. ft. is required and lot width of 36.8 ft. where 50 ft. is required* as these were a boon to the neighborhood, would have no appreciable impact on the neighborhood and be a benefit to both the residence and the community.

With respect to Site Plan, Klose proposes [**Second by Voletsky VOTE 5-0 to approve**] that the Board hereby resolve to Approve the site plan application dated August 20 2014 with two pages subject to applicant complying with reasonable conditions imposed by the ARB and the ZBA, replacing the landscaping with appropriate landscaping selected by the applicant and designed to prevent storm water runoff and including down facing lights.

- 3. 11 Central Avenue. Kier Levesque for Anna Perry. Site Plan application for a one story addition with rooftop deck.** Property is in SFR-1 zoning district. Application complies with zoning regulations. Proposal received ARB approval on September 17, 2014.

Applicant-- Kier Levesque - there is a one story addition on east side of the residence-- existing roof deck to be approved.

Board-- No public objection to the plan and no comments.

Motion to Close the Public Hearing by Klose, with [second by Jean Gilles Vote by 5 -0] to close hearing approved.

Board Actions and Resolutions:

***With respect to SEQRA--** The proposed action is exempt from consideration under SEQRA since it is a Type II Action under NYSDEC 617.5 (c) (9) and (10).*

With respect to Site Plan, Klose made a motion for the Planning Board to approve the site plan application dated August 22, 2014 and revised 9-15-14 subject to applicant complying with reasonable conditions imposed by the ARB, replacing the landscaping with appropriate landscaping selected by the applicant and designed to prevent storm water runoff, and that all exterior lighting be down facing and not spill over to the adjacent houses.

Approved vote of 5-0.

OTHER BUSINESS-- Motion to adjourn by Chairman Klose, seconded by member Voletsky. Vote 5-0. Meeting adjourned at 7:45 pm