

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

PRESENT:

Stephen Hunter, Chairman
Stephen Brosnahan
Allen Hale
Laura Haupt
Rob Lane
Peter Winder, 1st Alternate Member

ALSO PRESENT:

Ed Manley, Building Inspector
Dan Roemer, Assistant Building Inspector
Elizabeth Dreaper, Village Clerk
Trustee Liaison Donna Cassell
Daniel Pozin/Attorney for the Village.
Dwight H. Douglas, Village Consulting Planner
Mr. George Pommer/Village Consulting Engineer (connected via telephone at 8:25 p.m.)

EXCUSED: None.

Chairman Hunter called the meeting to order.

1. Adopt Minutes for Planning Board Meetings of May 7, 2020, June 4, 2020 & August 6, 2020

Chairman Hunter said he has been working with Ms. Elizabeth Dreaper/Village Clerk who has come up with a way to do this that she feels is appropriate.

Chairman Hunter noted that the following amendments to the meeting minutes of August 6, 2020 were necessary:

For the following motion: “Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of January 2020 as submitted.”; the amendment would be to change “January 9, 2020” to “May 7, 2020”.

For the following motion: “Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of February 6, 2020 as submitted.”; the amendment would be to change “February 6, 2020” to “June 4, 2020”.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of October 6, 2020 with the following amendment: “Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of January 2020 as submitted.”; the amendment would be to change “January 9, 2020” to “May 7, 2020”.

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No vote was taken.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of February 6, 2020 with the following amendment: “Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of February 6, 2020 as submitted.”; the amendment would be to change “February 6, 2020” to “June 4, 2020”.

No vote was taken.

Ms. Dreaper said there was only one motion needed and that was to approve the meeting minutes of August 6, 2020, with the two amendments that Chairman Hunter stated, changing the January 9, 2020 date to May 7, 2020 and changing the February 6, 2020 date to June 4, 2020. Ms. Dreaper said after this motion has taken place and been approved by the Board we are done with the approval of minutes because they have all then been approved.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of August 6, 2020 with the following amendments: “Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of February 6, 2020 as submitted.”; the amendment would be to change “February 6, 2020” to “June 4, 2020”; and “Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of January 2020 as submitted.”; the amendment would be to change “January 9, 2020” to “May 7, 2020”.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input checked="" type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="1"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

2. 12 Irving Place – Public Hearing for Site Plan Approval for Proposed New One (1) Family Residence with Two (2) Car Garage

Motion by Chairman Hunter, seconded by Mr. Hale to open the public hearing for 12 Irving Place for site plan approval for proposed new one (1) family residence with two (2) car garage.

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CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<div style="border: 1px solid black; padding: 2px; display: inline-block;">5</div> AYE	<div style="border: 1px solid black; padding: 2px; display: inline-block;">0</div> NAY	<div style="border: 1px solid black; padding: 2px; display: inline-block;">0</div> ABSTAIN	<div style="border: 1px solid black; padding: 2px; display: inline-block;">0</div> RECUSE	<div style="border: 1px solid black; padding: 2px; display: inline-block;">0</div> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Mr. Kacper Tokarski was present to represent the application.

Discussion:

- Mr. Tokarski said unless there were any questions for us he will let the Board proceed.
- No one from the public addressed the Board regarding the proposed application.
- Mr. Lane asked if it was possible to make the driveway narrower.
- A discussion was held and Mr. Tokarski addressed questions from the Board.
- Chairman Hunter said he wanted to confirm that now that the tree is gone that the plan is to put in a sidewalk along both sides.
- Mr. Roemer said the applicant is all done at the AHRB.
- Mr. Douglas said a resolution has been prepared for this evening. Mr. Douglas said we should add to resolution that we make it a requirement that a sidewalk will be placed on Irving Place; and to narrow the driveway to the extent that the Village Engineer finds suitable and safe.
- Mr. Tokarski said the drawing has already been altered to show the sidewalk on both sides, on Odgen and Irving. Mr. Tokarski said per Village Code the driveway is where it's supposed to be. Mr. Tokarski said he would like the driveway to be as big as possible and that he tried to comply with the Village Code and impervious areas and we should be under on all those calculations.
- Mr. Douglas said we prepared a resolution and the plans that were sent out were very complete and the issues that came up, we felt we could deal with as conditions in the resolution, and that is to put a sidewalk on Irving and if the Board desires, to then also give some authority to the Village Engineer to determine that the width of the driveway be adequate but as narrow as can be done safely.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to close the public hearing for the application of 12 Irving Place for site plan approval for proposed new one (1) family residence with two (2) car garage.

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CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<div>5</div> AYE	<div>0</div> NAY	<div>0</div> ABSTAIN	<div>0</div> RECUSE	<div>0</div> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Chairman Hunter offered the following resolution which was seconded by Ms. Haupt:

RESOLUTION 8-2020

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY PLANNING BOARD GRANTING
SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A SINGLE FAMILY HOUSE AND
RELATED SITE IMPROVEMENTS AT
12 Irving Place**

WHEREAS, Izabela Tokarski, owner, has applied for site plan approval to construct a single family house and make other site improvements on the property at 12 Irving Place. and denoted on the tax assessment maps as Section 3.100, Block 95, Lot 7, and located in the OF-6 zoning district, and

WHEREAS, the following plans and documents were submitted as part of the application:

- “Notes”, Dated 12/20/19, Sheet 1 of 14.
- “Existing Conditions & Details”, Revised 7/10/20, Sheet 2 of 14.
- “Plot Plan”, Revised 7/15/20, Sheet 3 of 14.
- “House Elevations”, Revised 6/25/20, Sheet 4 of 14.
- “Sky Elevation Diagrams”, Revised 6/25/20, Sheet 5 of 14.
- “Street View”, Revised 6/25/20, Sheet 6 of 14.
- “Floor Plan”, Revised 6/25/20, Sheet 7 of 14.
- “Garage Elevations”, Revised 6/25/20, Sheet 8 of 14.
- “Gar. Floor Plan & Roof Plan”, Revised 6/25/20, Sheet 9 of 14.
- “Landscaping Plan”, Revised 6/25/20, Sheet 10 of 14.
- “Electrical Plans”, Revised 6/25/20, Sheet 11 of 14.
- “Landscaping Plan & Street View”, Revised 6/25/20, Sheet 12 of 14.
- “Landscaping Plan & Street View”, Revised 6/25/20, Sheet 13 of 14.
- “Details”, Revised 6/4/20, Sheet 14 of 14.

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WHEREAS, the Planning Board is familiar with the site and surrounding area and the proposed improvement plans and at their meeting of September 3, 2020 held a duly noticed public hearing and all comments were considered, and

WHEREAS, the proposed construction of a single family house and other site work as herein proposed constitutes a type II action under the State Environmental Quality Review Act (“SEQRA”), and is therefore exempt from further environmental review.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Village of Dobbs Ferry herein grants site plan approval for the subject application, conditioned on the following:

1. All applicable provisions of the Village, County and State regulations shall be met.
2. A section of sidewalk shall constructed along Irving Place from the corner of Irving Place and Ogden Avenue to extend the length of the applicant’s property along Irving Place.
3. The width of the proposed driveway shall be to the final decision of the Village’s consulting engineer.
4. Prior to the issuance of a Building Permit, all required site plan and Village consultants’ review fees shall be paid and all items in the Village Consulting Engineer’s memos dated July 31 and August 30, 2020 shall be addressed to his satisfaction.
5. The following Language shall be added to the plan:

“Approved subject to all requirements and conditions of an September 3 2020 resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval”.

BE IT FURTHER RESOLVED, that this Resolution shall have an effective date of September 3, 2020.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Mr. Tokarski thanked the Board for their time.

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3. 555 Broadway – Public Hearing for Five (5) Year Extension of Special Permit for Hudson Hall

Mr. Seth Mandelbaum/Attorney, Mr. Tom Simmonds/Mercy College Vice President of Operations and Facilities were present to represent the application.

Discussion:

- Mr. Mandelbaum gave synopsis of the proposed application.
- Mr. Simmonds gave the following presentation on the proposed application:

Mercy College – Hudson Hall

Special Permit Renewal - 2020



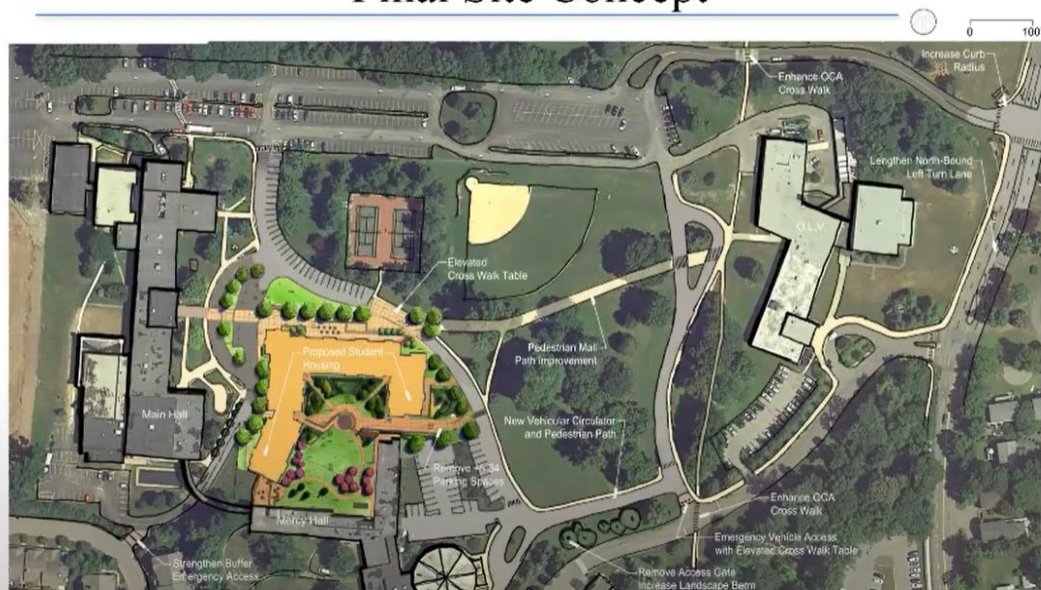
New Residence Hall - DF Planning Board & BOT Review 2014



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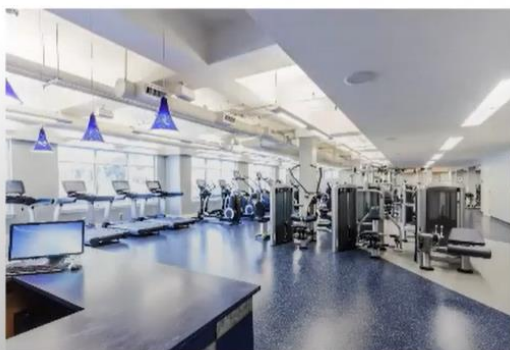
Final Site Concept



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Student Commons and Pedestrian Connection



Residential Life
680 beds DF -15% of Population




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Community Outreach & Partnership



- **Decreased Traffic and Parking**
 - Developed Transportation Demand Management Plan (TDM)*
 - Encouraged Alternative Transportation*
 - Incentives: Carpooling, Offsite Park/Ride
 - Palisade St parking lot use (100-140 spaces) with shuttles services
 - Physical Environment and Policy Improvements*
 - New gatehouse to monitor traffic and parking; established ring road circulation
 - Established short term visitor parking, monitor adjacent parking
 - Acquired Tarrytown Offices/Relocate services & central receiving functions
 - Renovate Main Hall café /commuter commons space (less trips to/from campus)
 - Residential Freshman cannot have vehicles, and limited residential student parking
 - Promote bike use and support such with storage and changing areas
 - Upgraded OCA pathway & Train path to Ardsley on Hudson station
 - Resources*
 - Hired a Transportation Director, and implemented on-going communications
 - Use of SmartTraxx App for shuttle bus services
 - Part of our sustainability plan and carbon footprint reduction strategy

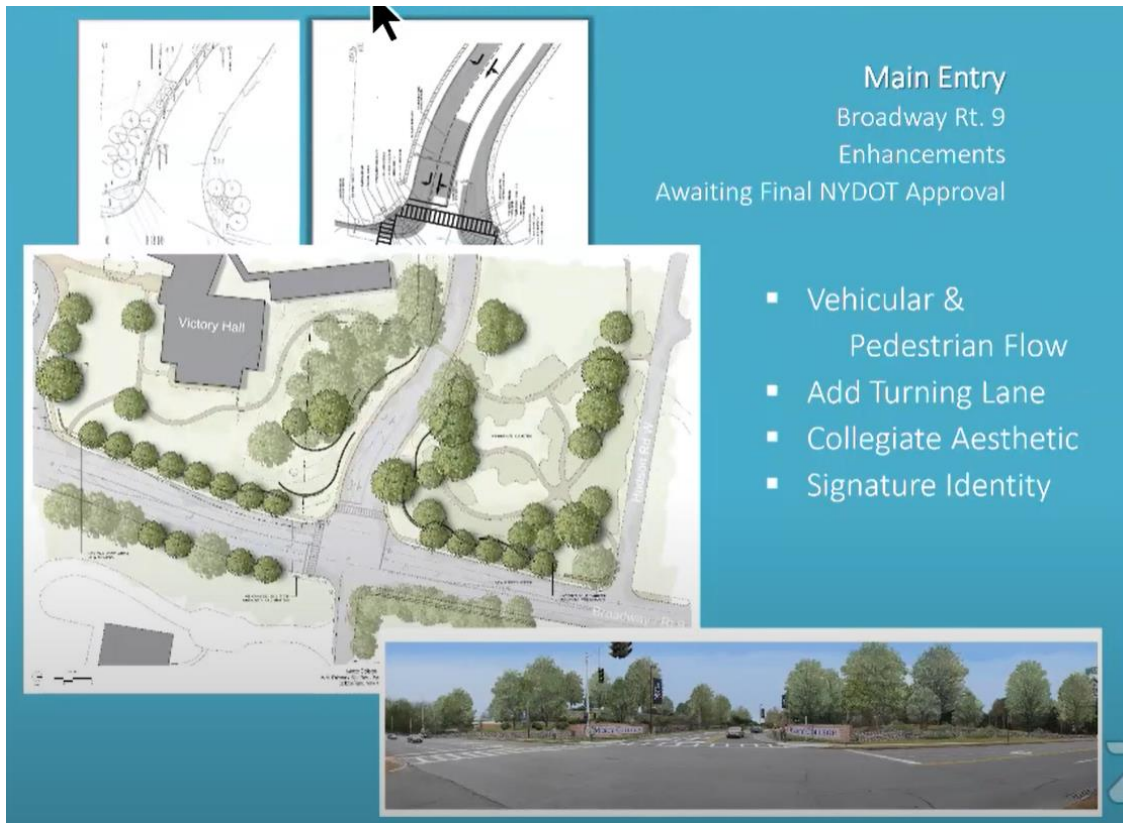


Monitoring Items



- **Operational Enhancements**
 - Increased Security Staffing Levels and Coverage
 - Established 24/7 Operational Staff Coverage and Noise Monitoring protocols
 - Documented building fire and utility plans and establish command center
 - Continued community involvement and service engagement
 - Reinforced positive communication with municipal operational leaders; fire, police
 - Emergency access gates, landscaping and open communication with the Landing HOA
 - Working with Dobbs Ferry on involvement with newly formed Quality of Life Task Force
 - Working with Dobbs Ferry's sustainability and transportation workgroups

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The presentation slide features a blue background. At the top left, there are two technical diagrams: a site plan on the left and a cross-section of a road on the right, with a black arrow pointing from the site plan to the cross-section. Below these is a large landscape architectural rendering of a campus area with green trees, a building labeled 'Victory Hall', and a road. To the right of the rendering is a bulleted list. At the bottom right is a photograph of a street intersection with trees and a clear sky.

Main Entry
Broadway Rt. 9
Enhancements
Awaiting Final NYDOT Approval

- Vehicular & Pedestrian Flow
- Add Turning Lane
- Collegiate Aesthetic
- Signature Identity

Questions or Comments



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Discussion continued:

- A discussion was held and Mr. Simmonds and Mr. Mandelbaum addressed questions from the Board.
- The following people addressed the Board: Mr. Bill Chimos/ 18 Landing Drive. Mr. Chimos asked the Board to not grant the five year extension, and for the Board to allow further public comment on this issue.
- The discussion continued.
- Mr. Chimos addressed the Board.

Action:

Motion by Chairman Hunter, seconded by Ms. Haupt to close the public hearing for 555 Broadway –for Five (5) Year Extension of Special Permit for Hudson Hall.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Mr. Hale offered the following resolution which was seconded by Ms. Haupt:

RESOLUTION 9-2020

RESOLUTION OF THE VILLAGE OF DOBBS FERRY PLANNING BOARD EXTENDING SPECIAL PERMIT APPROVAL FOR THE MERCY COLLEGE DORMITORY/RELATED IMPROVEMENTS PROJECT

WHEREAS, Mercy College (the “College”) by letter dated July 7, 2020 (annexed hereto) has applied for an extension of the Special Permit granted by the Planning Board on May 27, 2014 for the dormitory now known as Hudson Hall together with related improvements and located at 555 and 565 Broadway in the EI zone and designated on the tax assessment map as tax lots 3.40-4-21 and 3.40-4-19, and

WHEREAS, said May 27, 2014 resolution, annexed hereto and made a part of this resolution, contains enumerated compliance conditions regarding emergency access, noise monitoring, parking,

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traffic, the upgrade of the main entrance intersection, and other items and it is anticipated that these conditions should continue in full force and effect with the extension of the special permit, and

WHEREAS, a temporary certificate of occupancy was issued on January 7, 2016 for Hudson Hall, the five year term of the special permit will expire on January 7, 2021, and the College has requested a five year extension until January 7, 2026, and

WHEREAS, the Planning Board is familiar with the site and surrounding area and the improvements and the conditions and obligations enumerated in the May 27, 2014 resolution and at their meeting of September 3, 2020 held a duly noticed public hearing and all comments were considered, and

WHEREAS, permit renewals where there will be no material change in permit conditions or the scope of permitted activities constitutes a type II action under the State Environmental Quality Review Act (“SEQRA”), and is therefore exempt from further environmental review.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Village of Dobbs Ferry herein grants a five (5) year extension of the special permit approval for the subject application, conditioned on the following:

6. All applicable provisions of the Village, County and State regulations shall be met.
7. All conditions and requirements contained in the adopted May 27, 2014 resolution shall remain in full force and effect.
8. The College shall diligently pursue necessary DOT approvals and proceed to construct the entranceway as detailed in the approved plans
9. The subject special permit shall have a term beginning on January 7, 2021 and expiring on January 7, 2026.
10. The following Language shall be added to the plan:

“Approved subject to all requirements and conditions of an September 3 2020 resolution of the Planning Board of the Village of Dobbs Ferry, New York. Any change, erasure, modification, or revision of this plan, absent re-approval from the Planning Board, shall void this approval”.

BE IT FURTHER RESOLVED, that this Resolution shall have an effective date of September 3, 2020.

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CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

4. 13 English Lane – Public Hearing for Site Plan Approval for Proposed New Multi-Family Building, Three (3) Units

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the public hearing for 13 English Lane for site plan approval for proposed new multi-family building, three (3) units.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Ms. Christina Griffin/Architect and Mr. Andrew Cortese were present to represent the application.

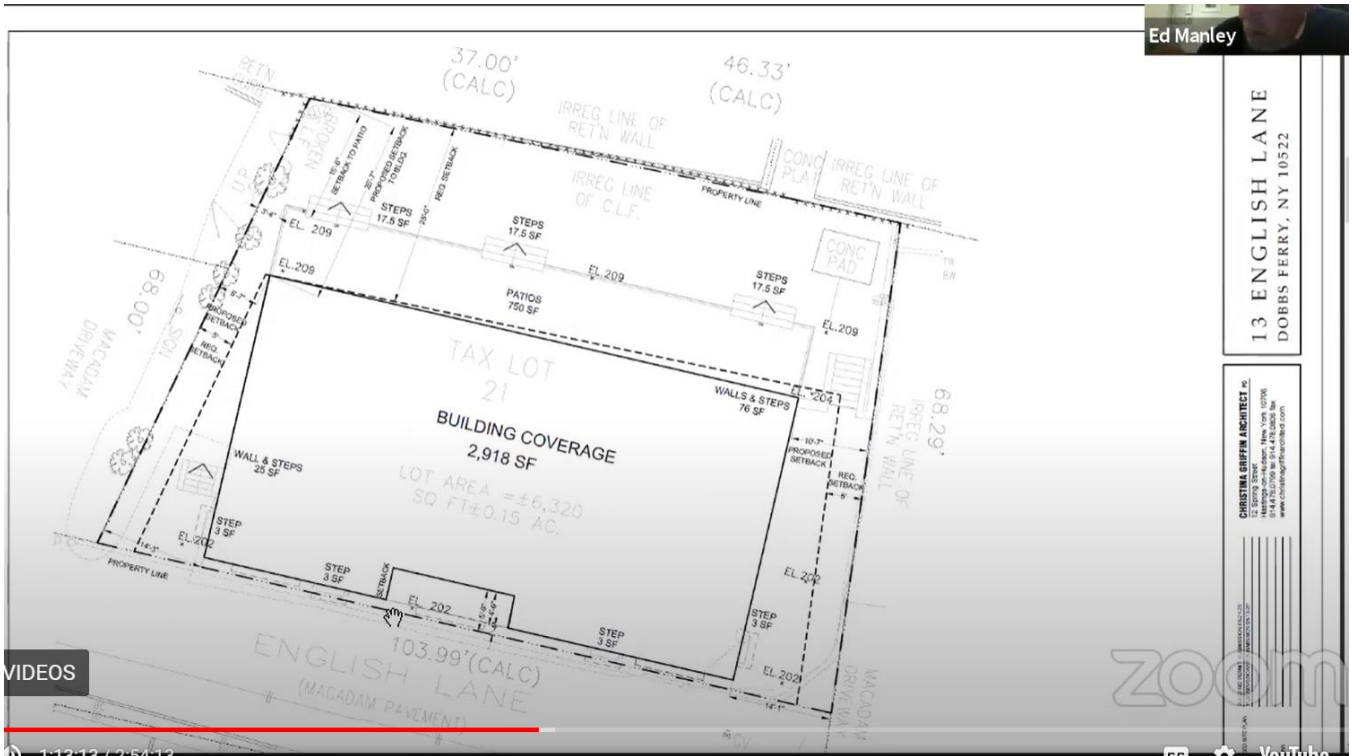
Discussion:

- Ms. Griffin discussed the proposed application and displayed the following slides:

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Motion by Chairman Hunter, seconded by Mr. Hale to open the public hearing for 13 English Lane for site plan approval for proposed new multi-family building, three (3) units.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNAATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

- A discussion was held and Ms. Griffin addressed questions from the Board.
- No one from the public addressed the Board.
- Deputy Mayor Cassell said when the Planning Board members plan a site visit, since it is a project that will be before the Board of Trustees, that perhaps the Board of Trustees could be included in the site visit.
- Chairman Hunter suggested having a site visit on September 19th or 20th.

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- Mr. Manley said Ms. Griffin was going to stake out the property and let him know that she has done so and then he was going to inform the Planning Board and Board of Trustees and they could just visit the site at their leisure.
- Mr. Douglas said it would be a good idea to continue the public hearing to the next meeting of the Board.

Action:

Motion by Mr. Hale, seconded by Chairman Hunter to continue the Public Hearing for Site Plan Approval for Proposed New Multi-Family Building, Three (3) Units, on October 1, 2020.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

5. 12 Parkway Drive – Public Hearing for Site Plan Approval for Proposed New Two (2) Car Garage with Deck Above & New Two (2) Story Extension

Ms. Christina Griffin/Architect, Mr. Michael Blatter and Ms. Amanda Blatter were present to represent the application.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the public hearing for the application of 12 Parkway Drive for proposed new two (2) car garage with deck and above & new two (2) story extension.

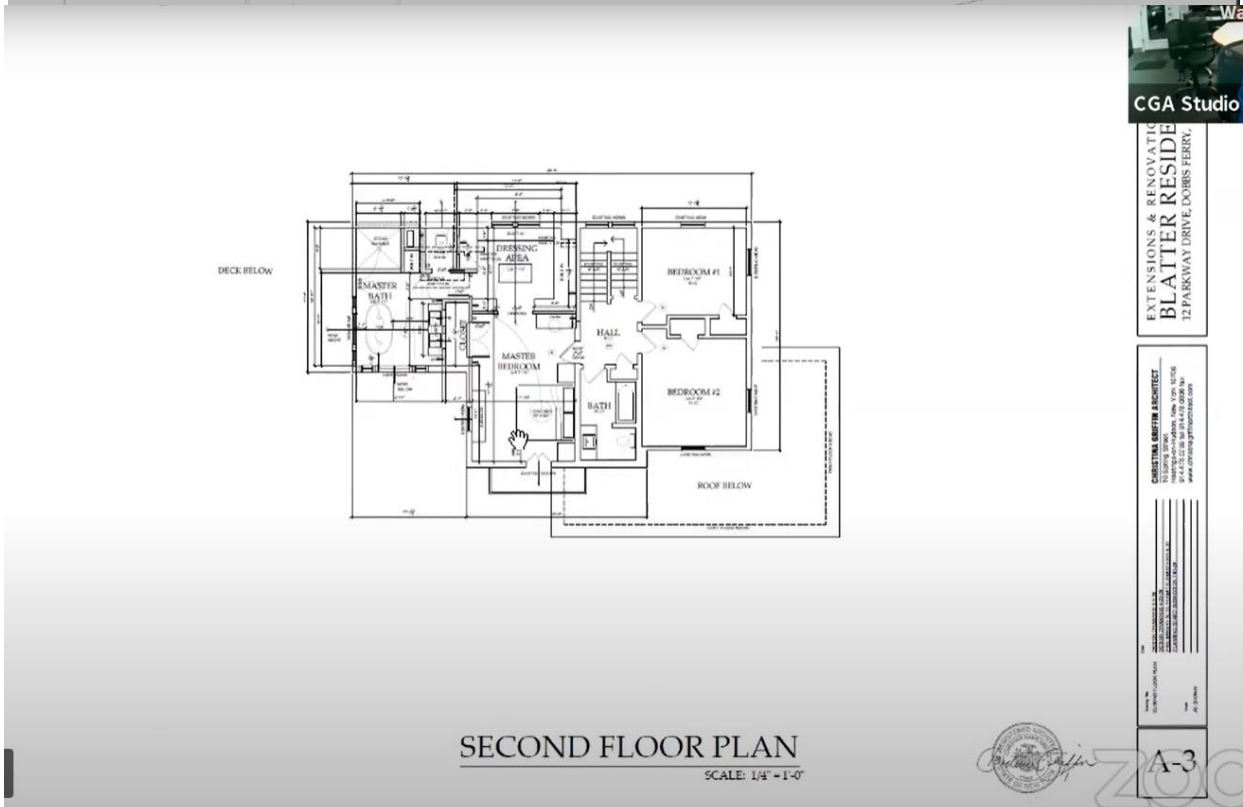
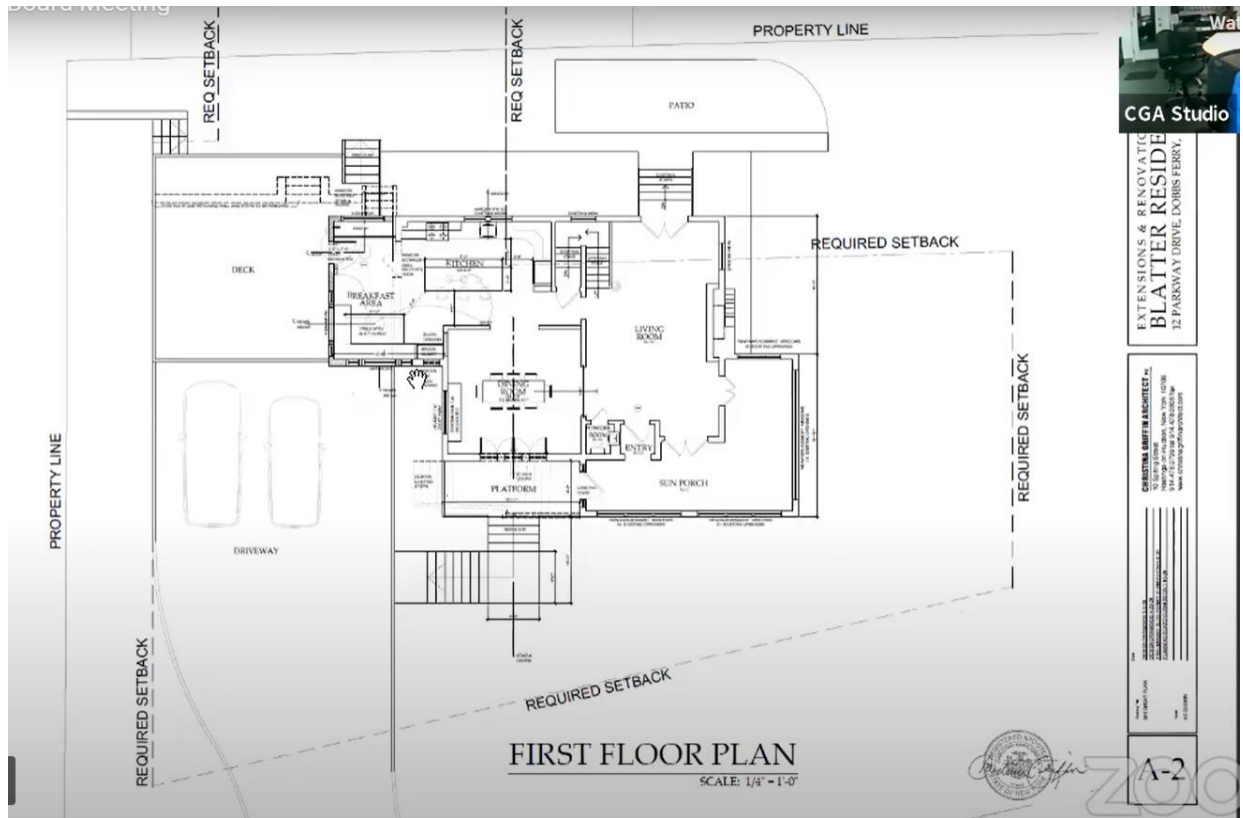
CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1 ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<div>5</div> AYE	<div>0</div> NAY	<div>0</div> ABSTAIN	<div>0</div> RECUSE	<div>0</div> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Discussion:

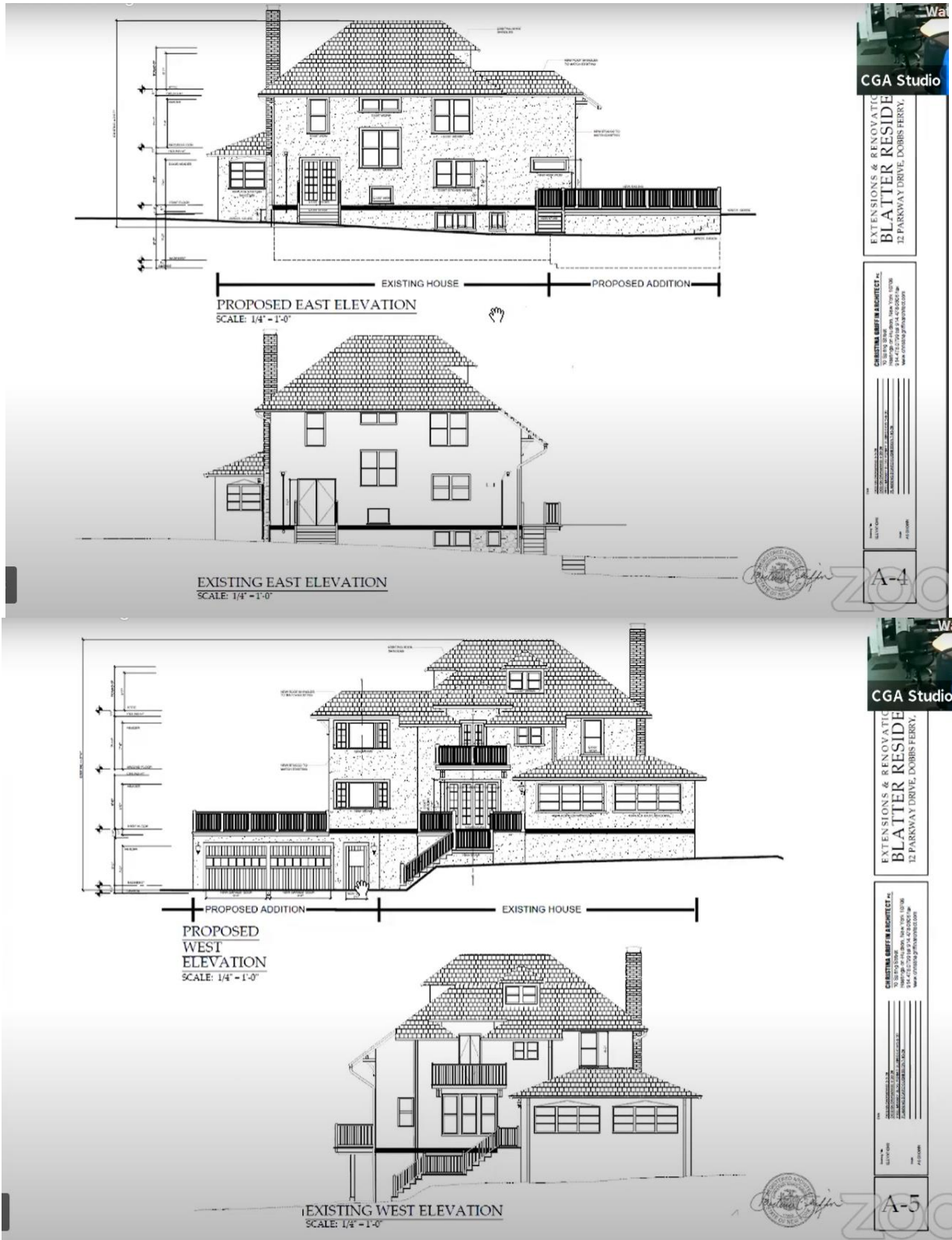
- Ms. Griffin discussed the proposed application and displayed the following slides:

[illegible]

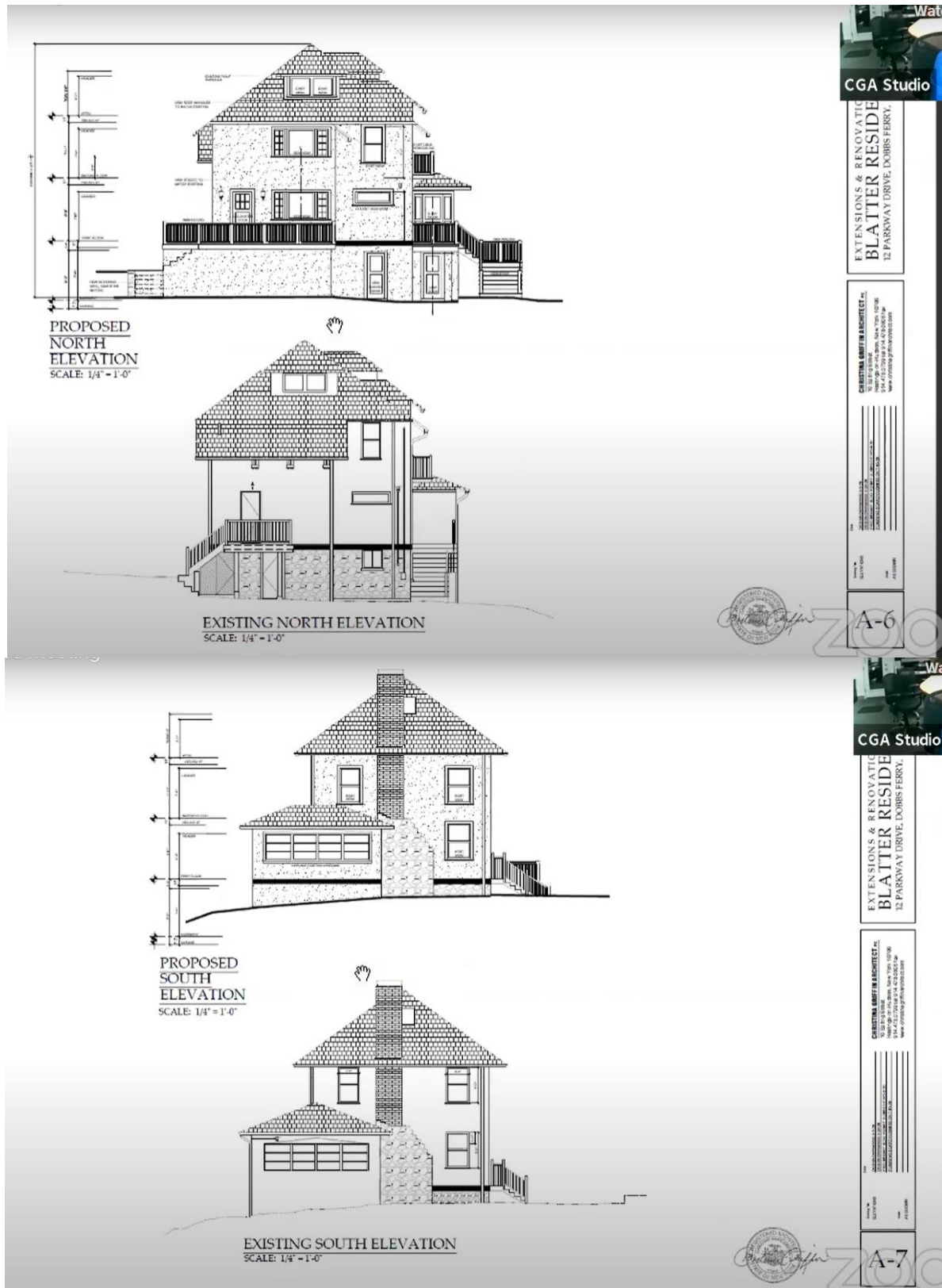
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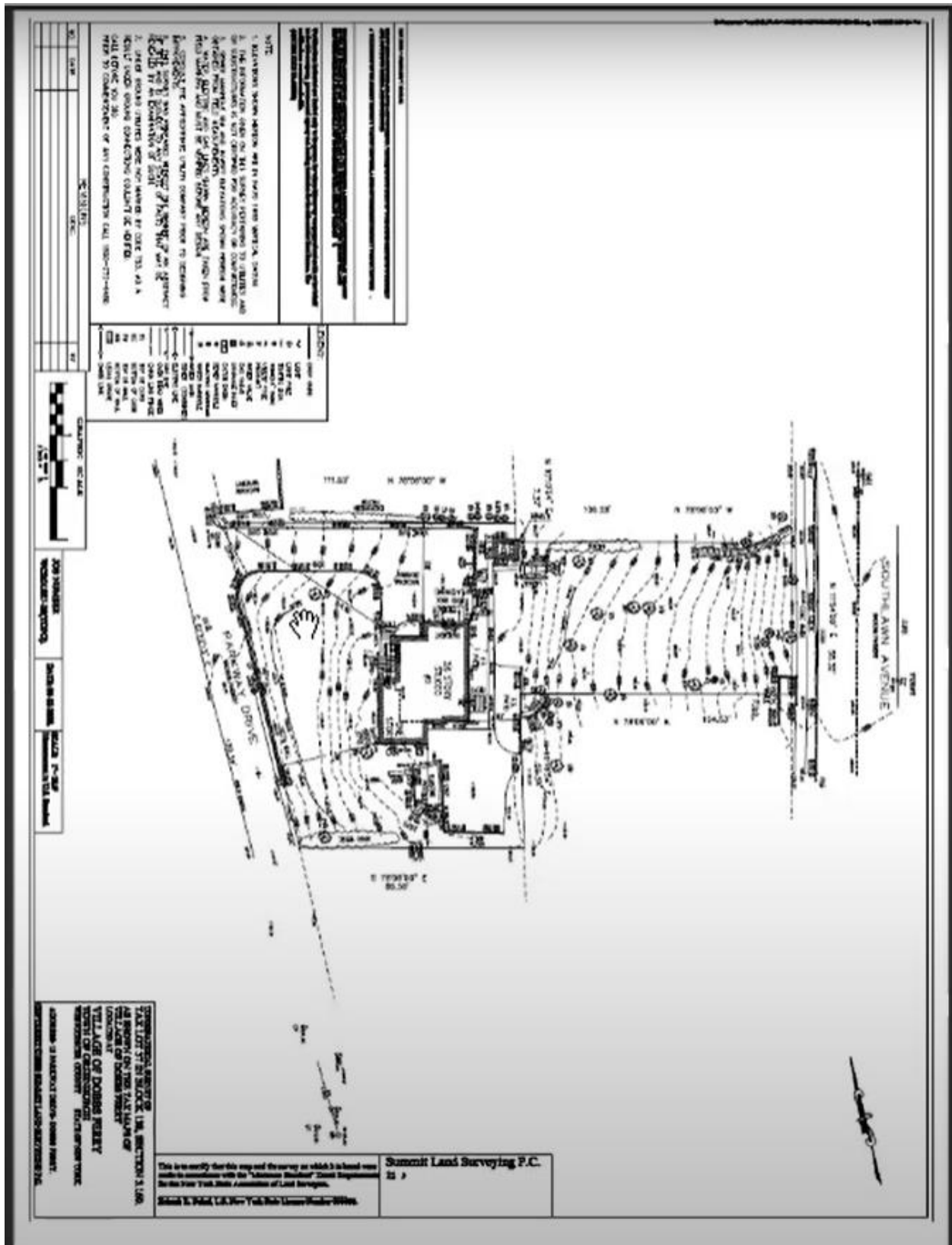
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- A discussion was held and Ms. Griffin addressed questions from the Board.
- Ms. Griffin said she has received the comments from Hahn Engineering and she will be responding to them.
- Ms. Griffin asked if she can apply to the AHRB simultaneously when she is before the Planning Board.
- No one from the public addressed the Board.
- Mr. Manley suggested to adjourn the public hearing to October 1, 2020 and urge the applicant to go before the AHRB.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to adjourn the public hearing for the application of 12 Parkway Drive for site plan review for proposed new two (2) car garage with deck above & new two (2) story extension on October 1, 2020.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

6. 189 Broadway – Continuation of Pre-submission Conference for Proposed Minor Subdivision & New Townhouses

Chairman Hunter said at the applicant's request the application of 189 Broadway for continuation of pre-submission for proposed minor subdivision & new townhouses will be continued to the October 1, 2020 meeting of the Planning Board.

Discussion:

- Mr. Manley said he believes the applicant is reconsidering his design based on the neighbor's letter.
- Chairman Hunter acknowledged receipt of the following letter from Mr. Clifford L. Davis, Esq. dated August 25, 2020:

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CLIFFORD L. DAVIS

ATTORNEY AT LAW

202 MAMARONECK AVENUE

THIRD FLOOR

WHITE PLAINS, NEW YORK 10601-8301

(914) 761-1003 • FAX: (914) 987-8828

cdavis@clifforddavis.com

www.clifforddavis.com

August 25, 2020

Honorable Stephen Hunter
and Honorable Members of the Planning Board
112 Main Street
Dobbs Ferry, NY 10522

Re: 189 Broadway Application

Dear Chairman Hunter and Honorable Members of the Planning Board:

I am counsel for the owner of 191 Broadway, Dobbs Ferry, historic Sussex Hall, adjacent to 189 Broadway, Dobbs Ferry, New York. We submit this letter in opposition to the preliminary proposal of the Applicants Ernest and Jean Howell ("Applicants") for their proposed two lot subdivision, upon the existing house is proposed on one lot and 4 townhouses are proposed on the other lot.

Initially it must be stated that the Applicants require a 5 lot subdivision. One lot for the existing house and four separate lots for each unit of the townhouses. The definition of townhouses requires each unit of townhouse to be on a separate lot. Dobbs Ferry Code §300-15.B.2(e). If the Applicants were to seek cluster zoning, they, of course, must show compliance with zoning and that they could build as of right 5 lots.

I reviewed the August Planning Board meeting regarding this application. What is glaring in its silence is to how this application will significantly impact Sussex Hall, which was constructed in or about 1930. Significantly, the location of the four townhouses with the garages facing Sussex Hall is a visual detriment to Sussex Hall. The Applicants put no thought in visually protecting my client's property and its sixty-six tenants and its superintendent. It will block significant views of between seven to ten tenants unnecessarily and will cause congestion and fumes backing up to Sussex Hall. The Applicants indicated locating solar panels on the townhouse roofs so that the Sussex Hall tenants can look at these eyesores. This must not be permitted.

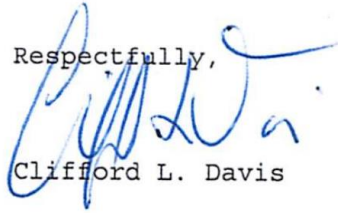
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Clearly, on these special properties more thought has to be considered in providing open space and not consolidating four townhouses virtually on top of Sussex Hall, blocking views of tenants. The property is certainly large enough so that any development can be built away from Sussex Hall and closer to the existing home. The Applicants have no right to maximize their profits at the expense of its historical neighbor and impacting so many tenants.

This analysis is only preliminary in its breadth as we expect the Planning Board, consistent with its comments, to limit the development, and to move the project further away from Sussex Hall. We look forward to the Planning insisting that my client and the tenants at Sussex Hall are protected.

Please provide me with information so that I can watch the proceedings live.

Respectfully,


Clifford L. Davis

7. 58 Colonial Avenue – Referral from the Board of Trustees to Review Construction of a Retaining Wall on Village Right-of-Way

Mr. Paddy Steinschneider/Gotham Design and Ms. Laura Wakefield/Architect were present to represent the application.

Discussion:

- Mr. Manley said this is a referral from the Board of Trustees because most of this retaining wall is on the public right-of-way. Mr. Manley said the Board of Trustees asked that the Planning Board see what portions of this retaining wall logically need to stay on the right-of-way and which portions could be moved back, closer to the property line. Mr. Manley said Mr. John Stone/Code Enforcement Officer found them building the retaining wall on public property.
- A discussion was held and Mr. Manley addressed questions from the Board.
- The Board would like to have a site visit. Mr. Manley said we can have the applicant stake out the property line.
- Mr. Manley said they are planning on putting landscaping on their property and that's fine, but they need to know where it needs to be.
- Mr. Steinschneider discussed the proposed application and displayed the following slides:

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BRAY RESIDENCE 58 COLONIAL AVENUE

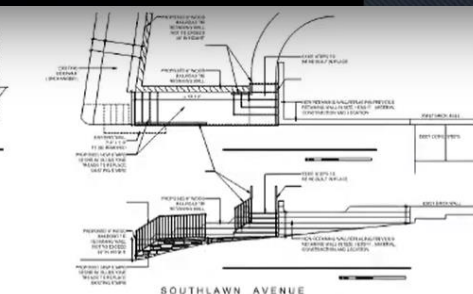
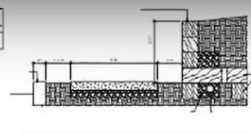


PLANNING BOARD



Board Meeting

DATE	TIME	LOCATION	ATTENDEES	AGENDA	NOTES
09/03/20	07:00 PM	Virtual	Chris and Chelsea Bray	Bray Residence	

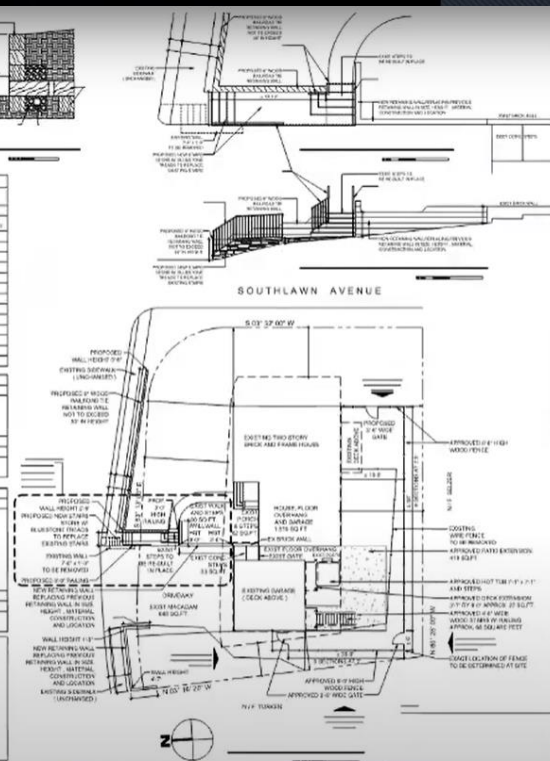


STUDY AREA: 58 COLONIAL AVENUE				
DATE	TIME	LOCATION	ATTENDEES	AGENDA
09/03/20	07:00 PM	Virtual	Chris and Chelsea Bray	Bray Residence

STUDY AREA: 58 COLONIAL AVENUE				
DATE	TIME	LOCATION	ATTENDEES	AGENDA
09/03/20	07:00 PM	Virtual	Chris and Chelsea Bray	Bray Residence

STUDY AREA: 58 COLONIAL AVENUE				
DATE	TIME	LOCATION	ATTENDEES	AGENDA
09/03/20	07:00 PM	Virtual	Chris and Chelsea Bray	Bray Residence

STUDY AREA: 58 COLONIAL AVENUE				
DATE	TIME	LOCATION	ATTENDEES	AGENDA
09/03/20	07:00 PM	Virtual	Chris and Chelsea Bray	Bray Residence



Steph

CHRIS AND CHELSEA BRAY

GOTHAM DESIGN

58 COLONIAL AVENUE

09/03/20

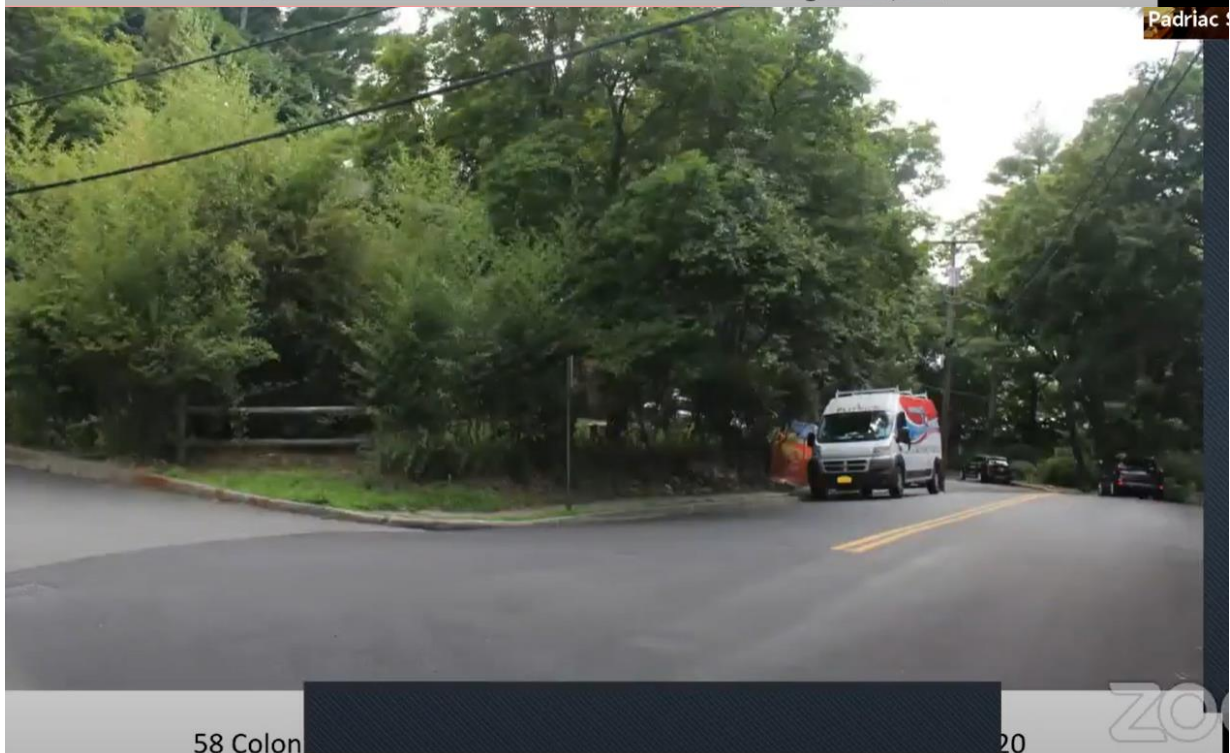
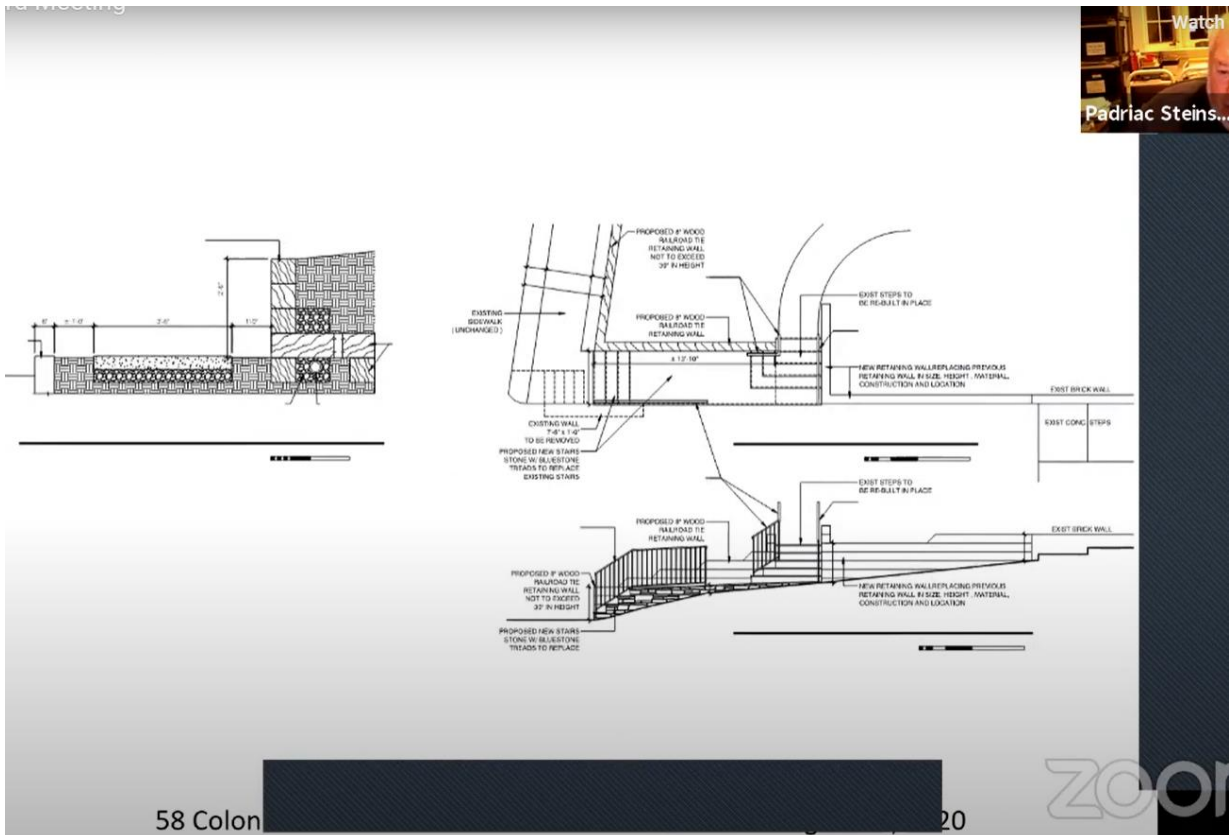
07:00 PM

Virtual

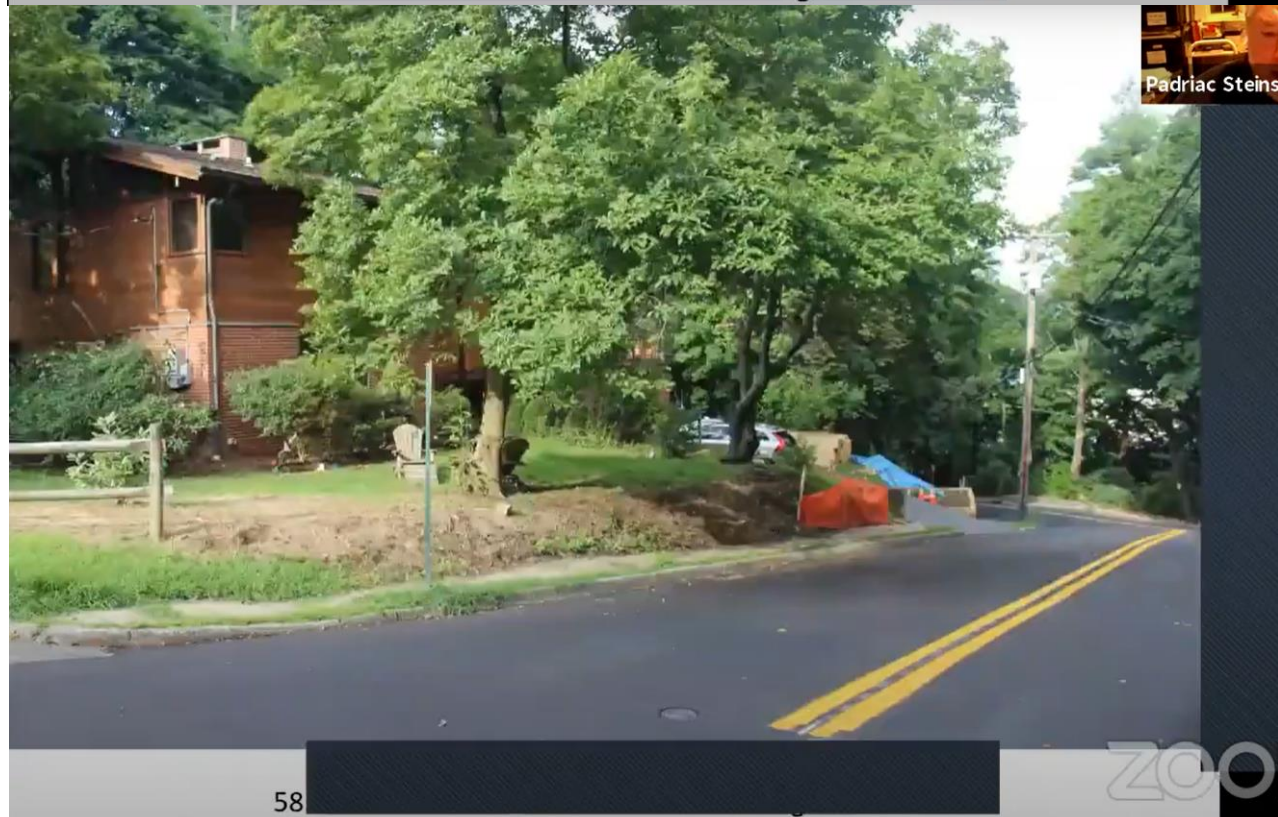
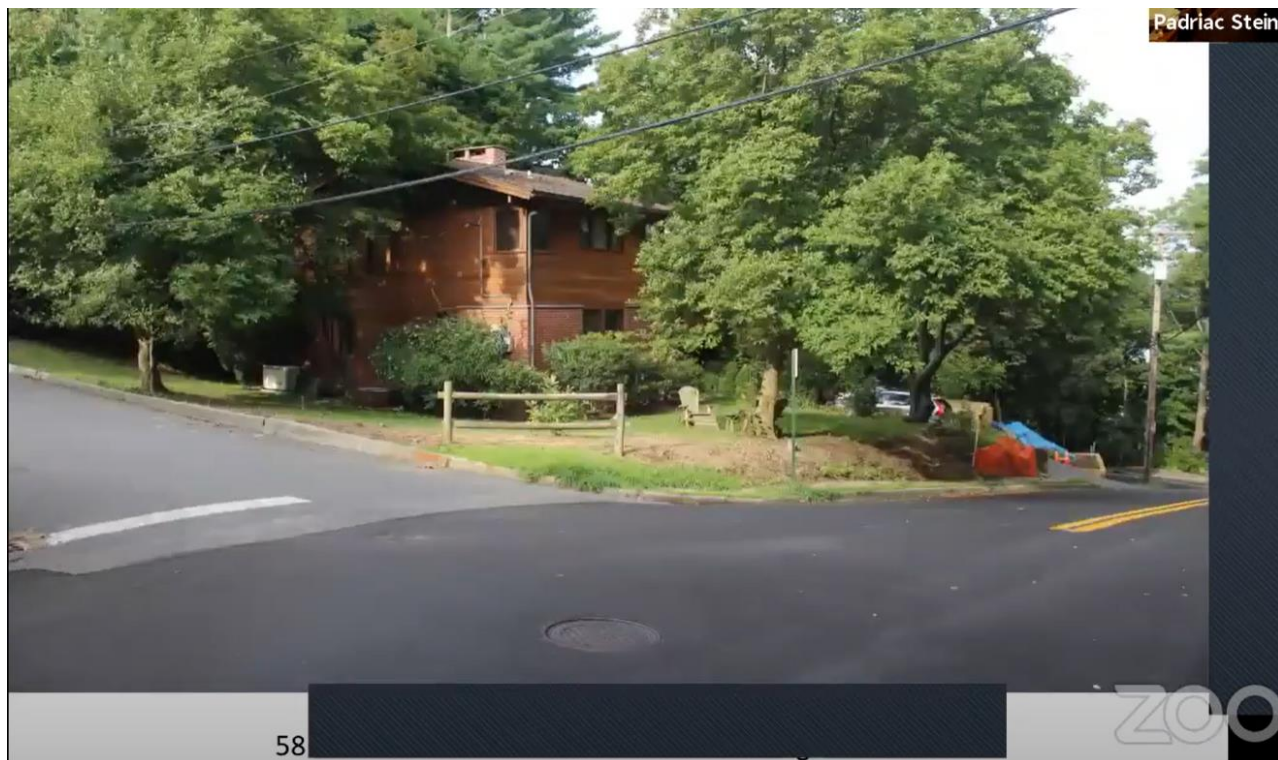
Chris and Chelsea Bray



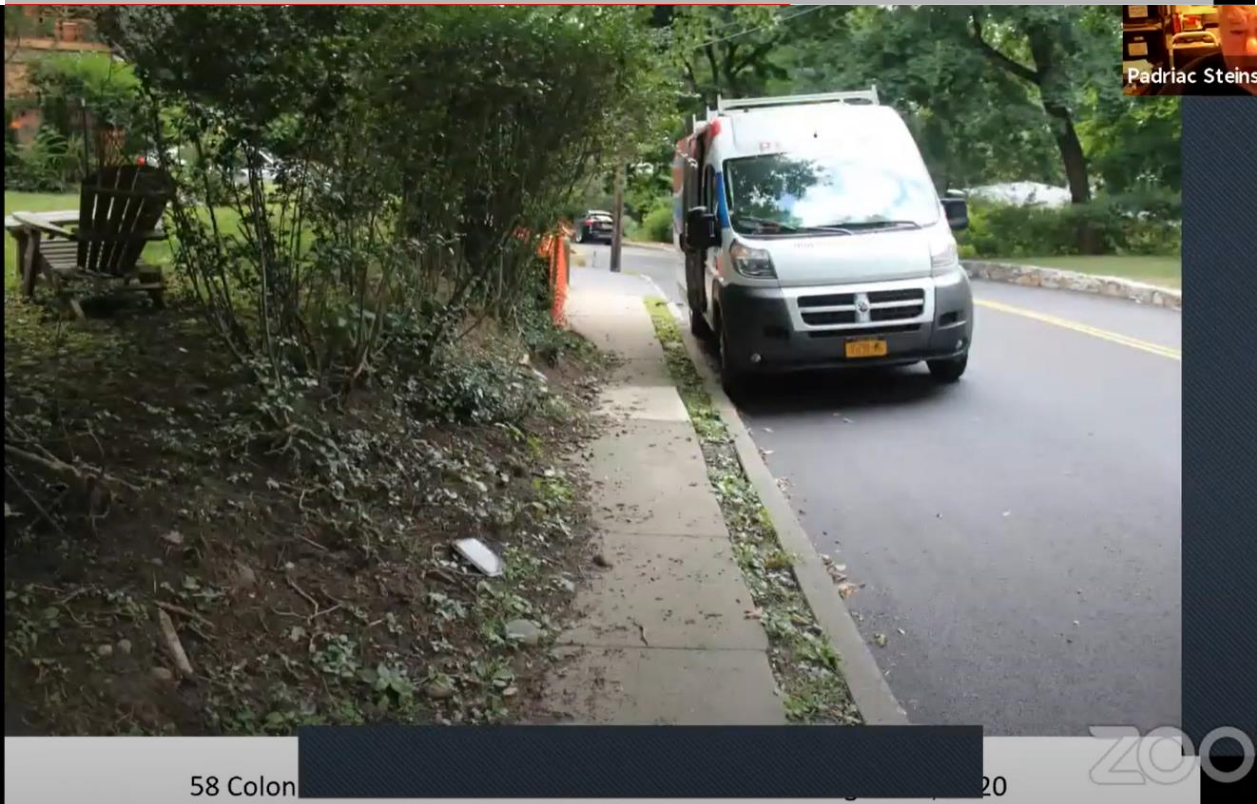
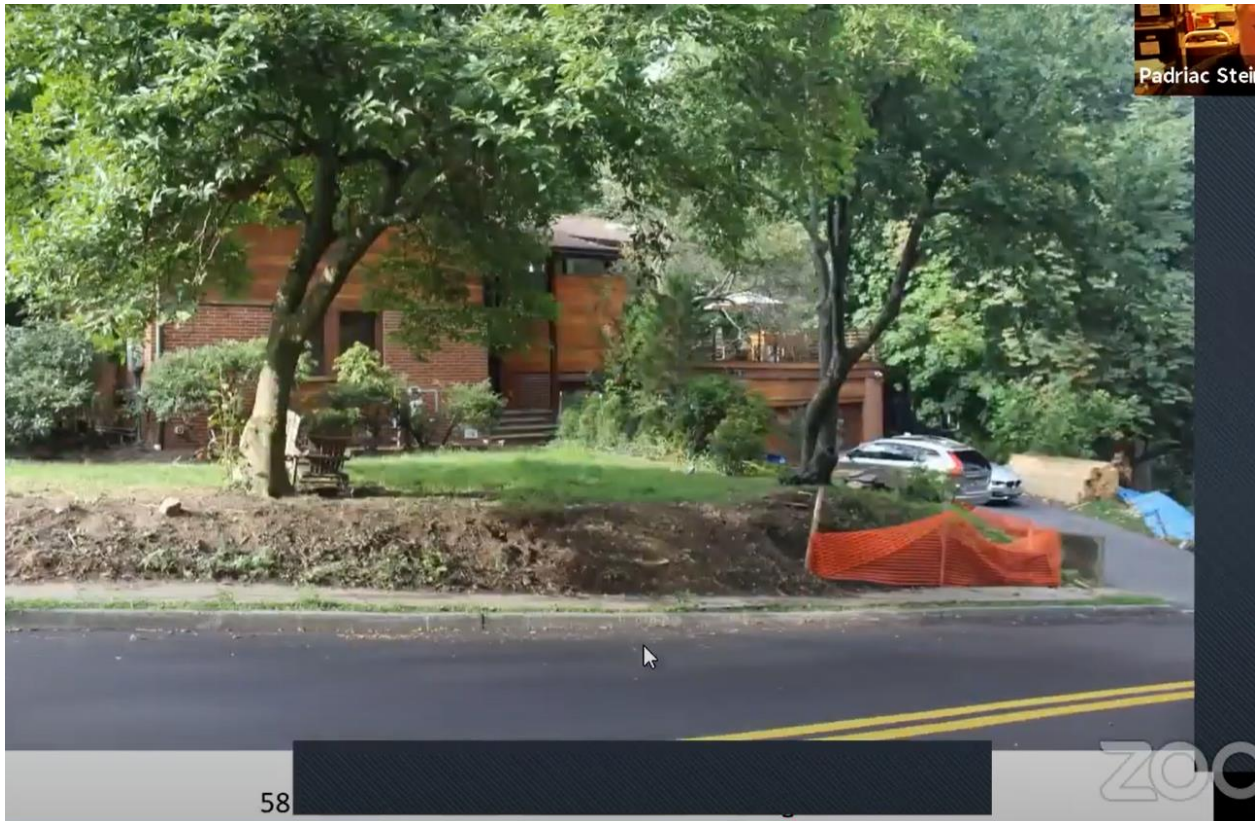
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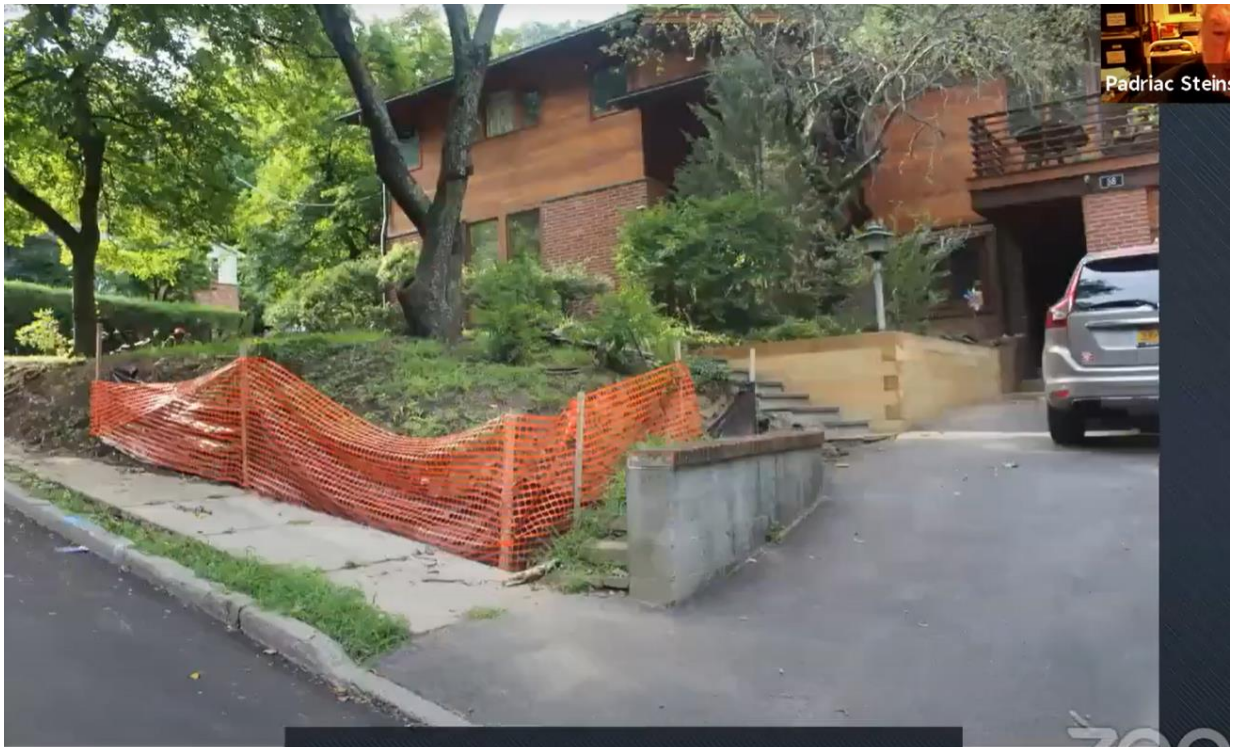
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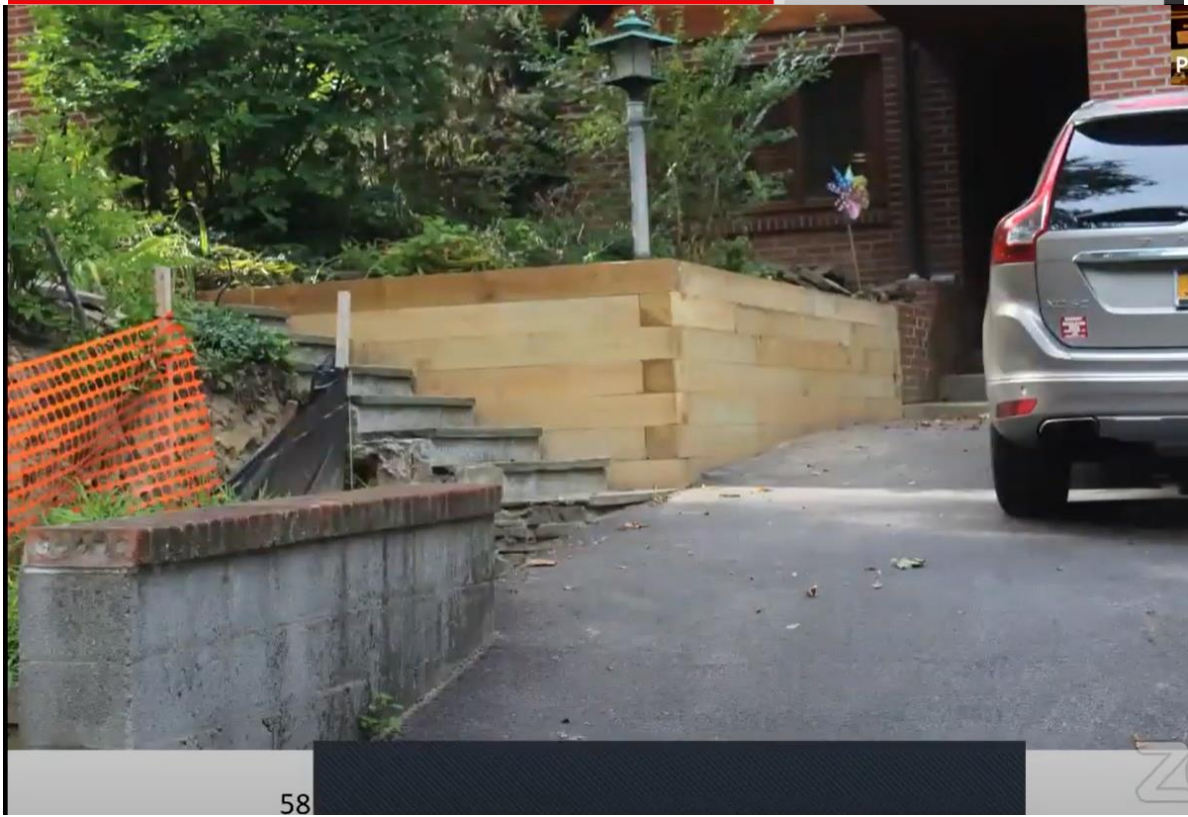
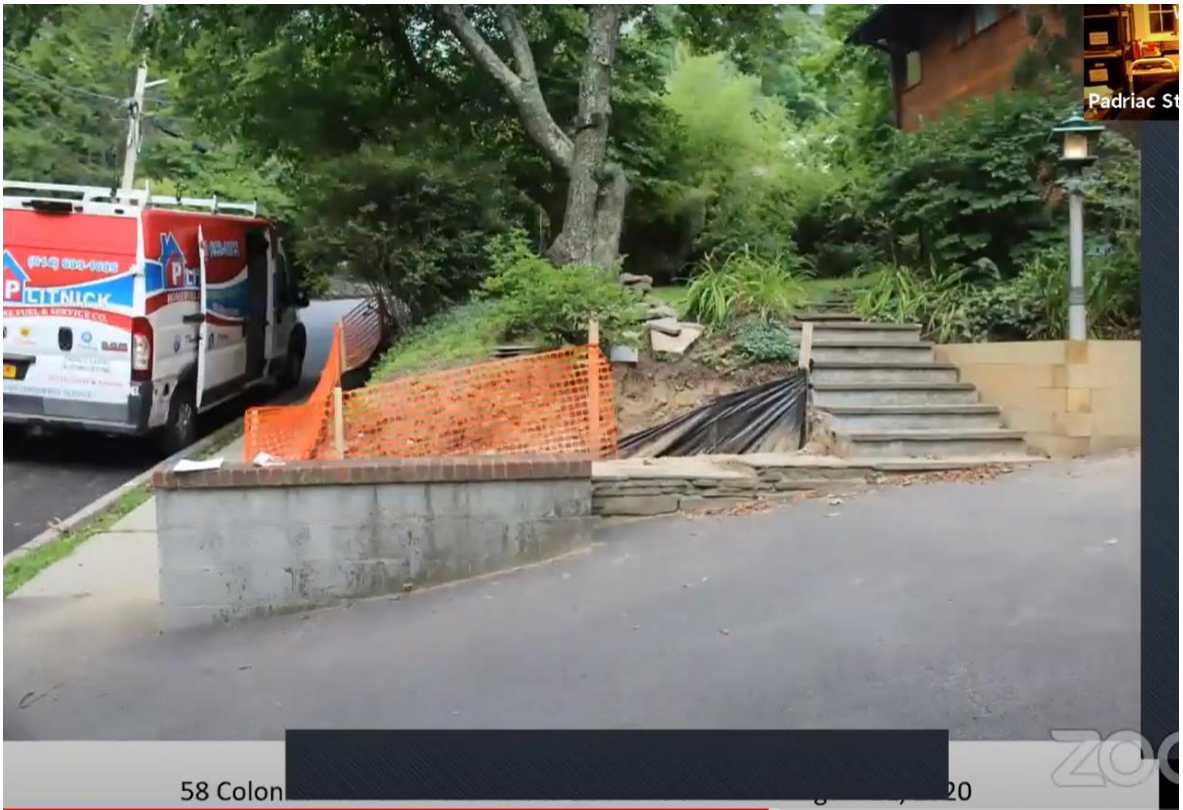
58 Colonial Avenue Presented to ARRB August 24 2020



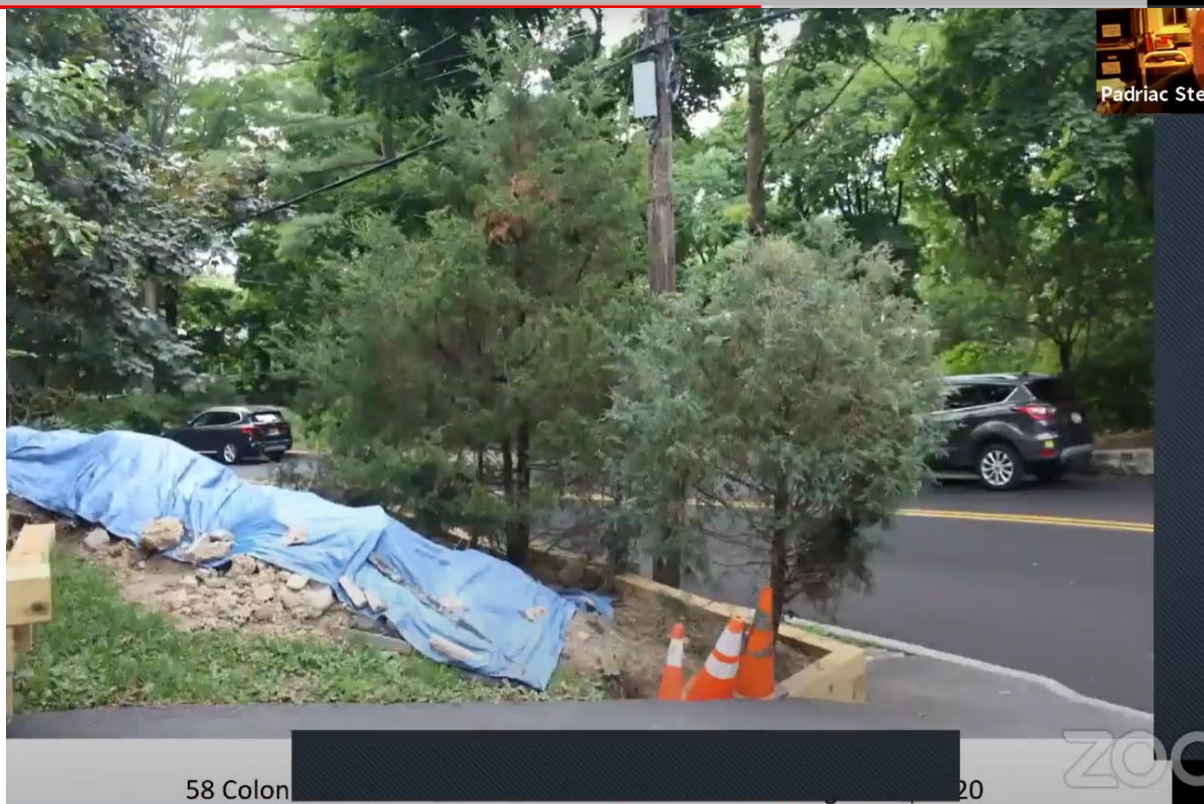
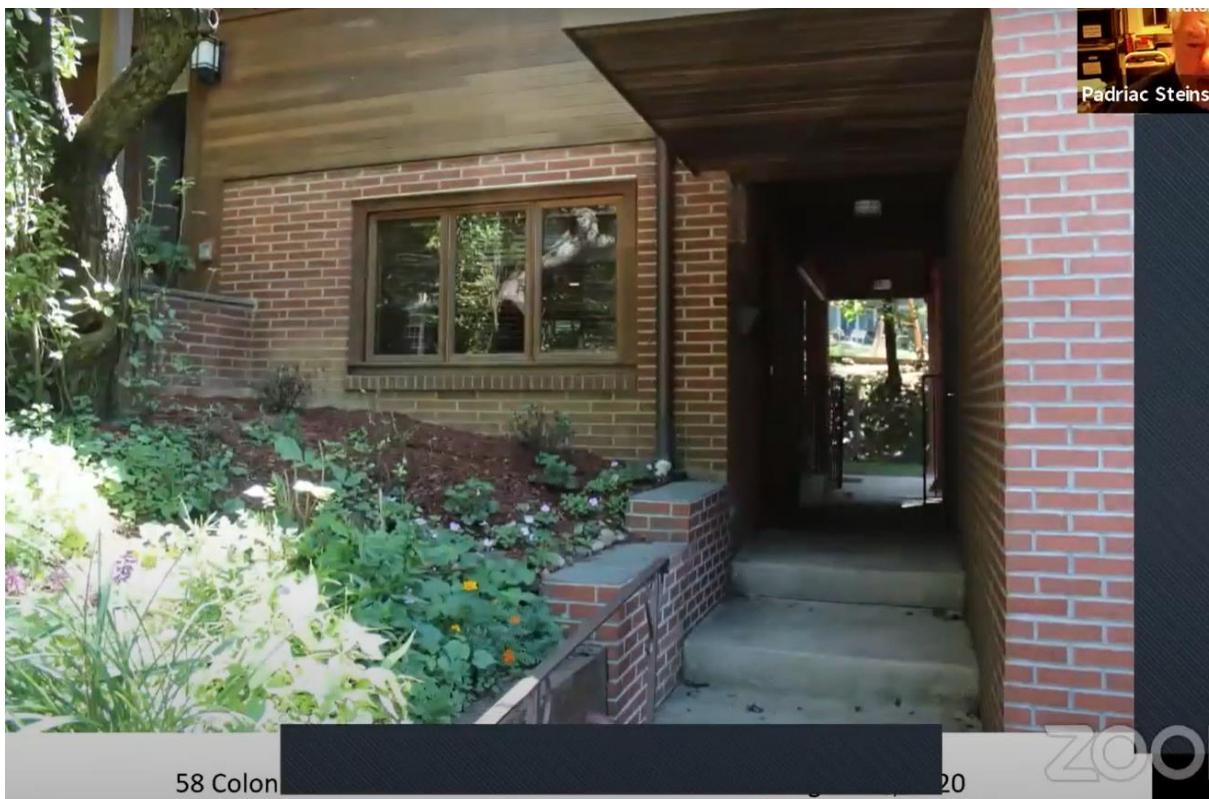
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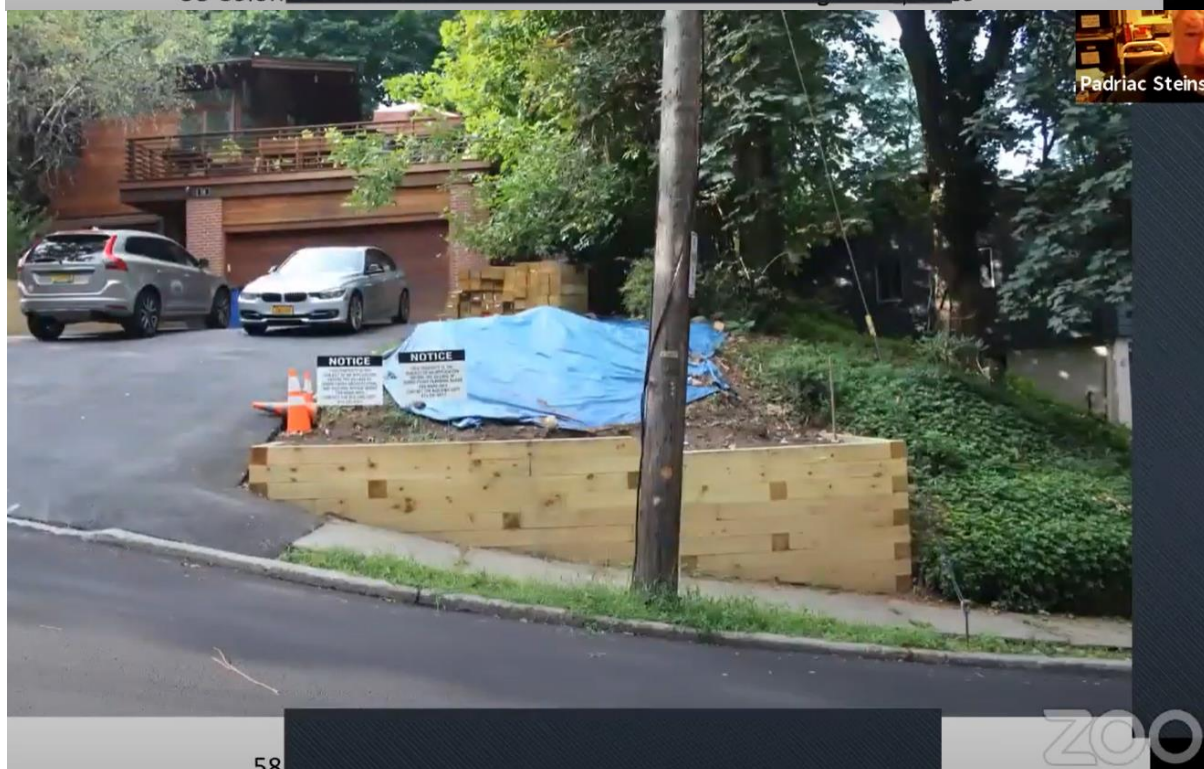


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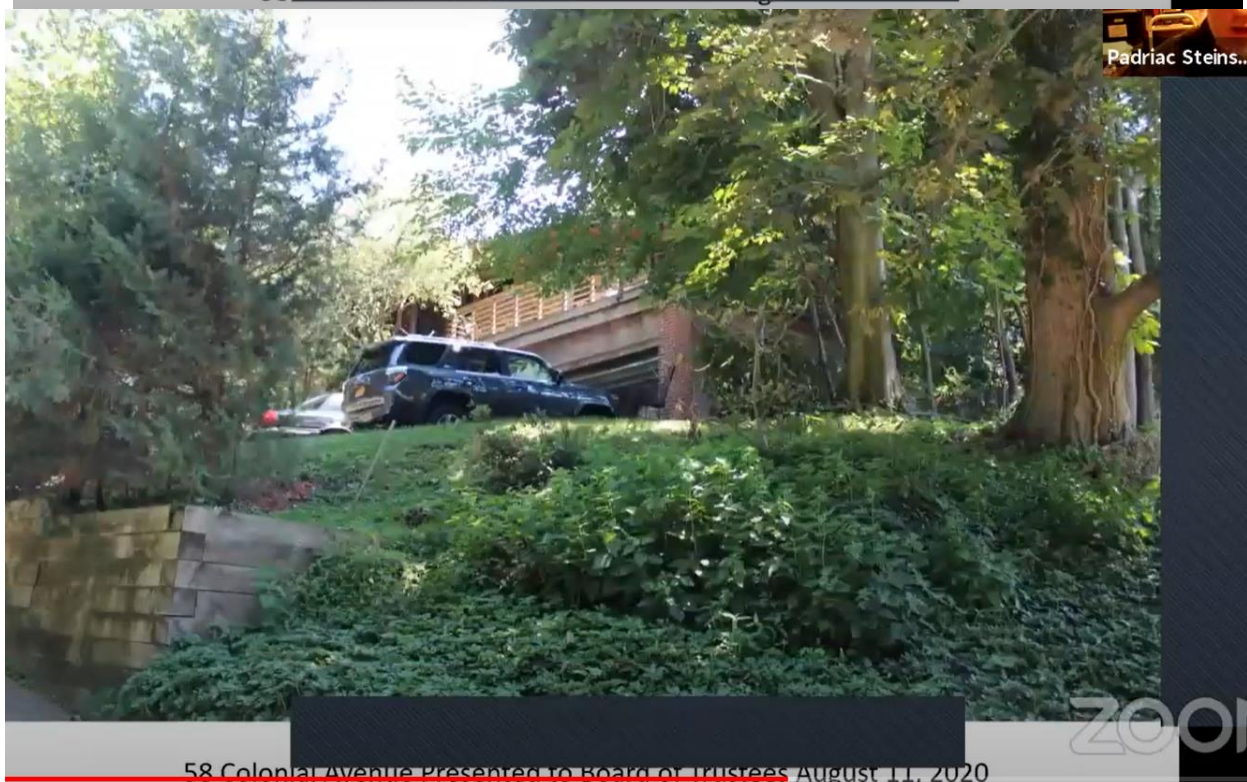
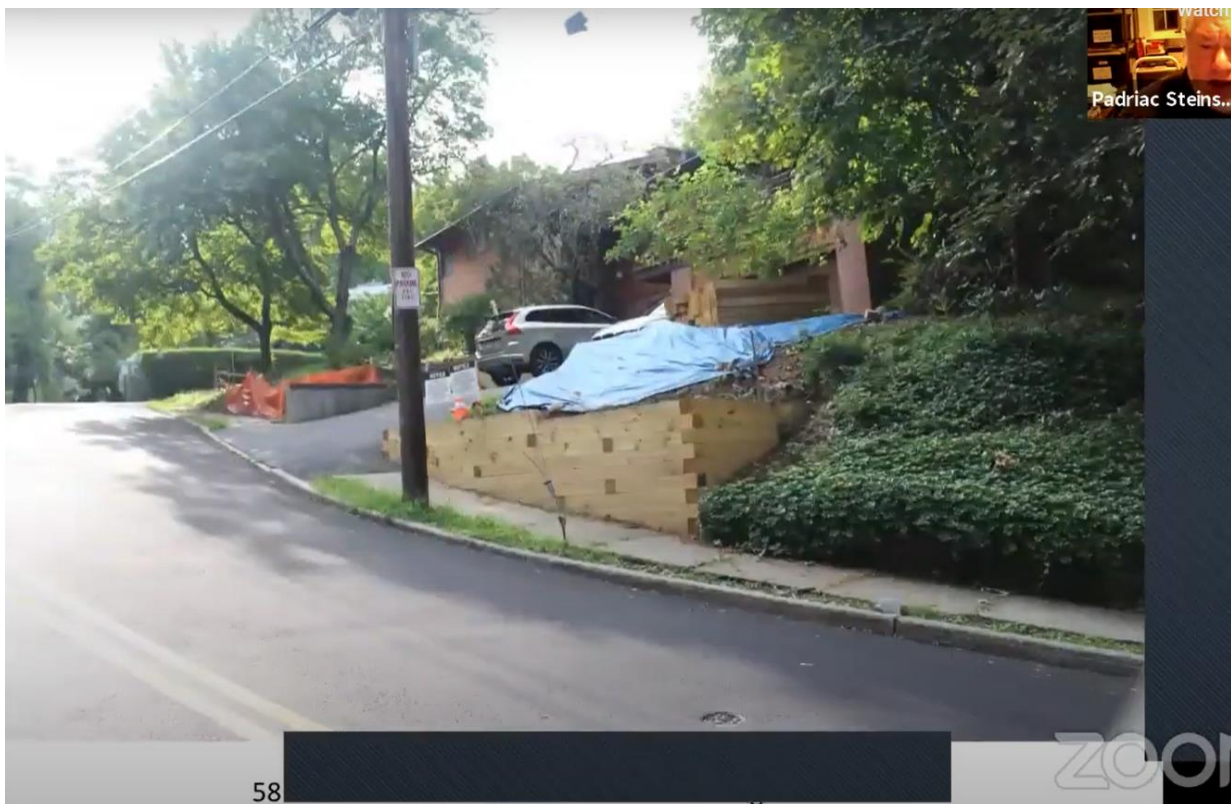


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Discussion:

- A discussion was held and Mr. Steinschneider addressed questions from the Board.
- Mr. Manley said the Board wants to see a property line stake out and the Board would then visit the site at their leisure.
- Mr. Pozin said as just a referral he does not think a public hearing is needed. Mr. Pozin noted that the Board did want to have a site visit.
- Mr. Steinschneider said he would put flags up along the property line and put caution tape or something similar to it for a week or so and the Board could go see it when it's convenient. Mr. Steinschneider said he would try to have this done by the end of Saturday. Mr. Steinschneider said he would let Mr. Manley know when it's ready.

Action:

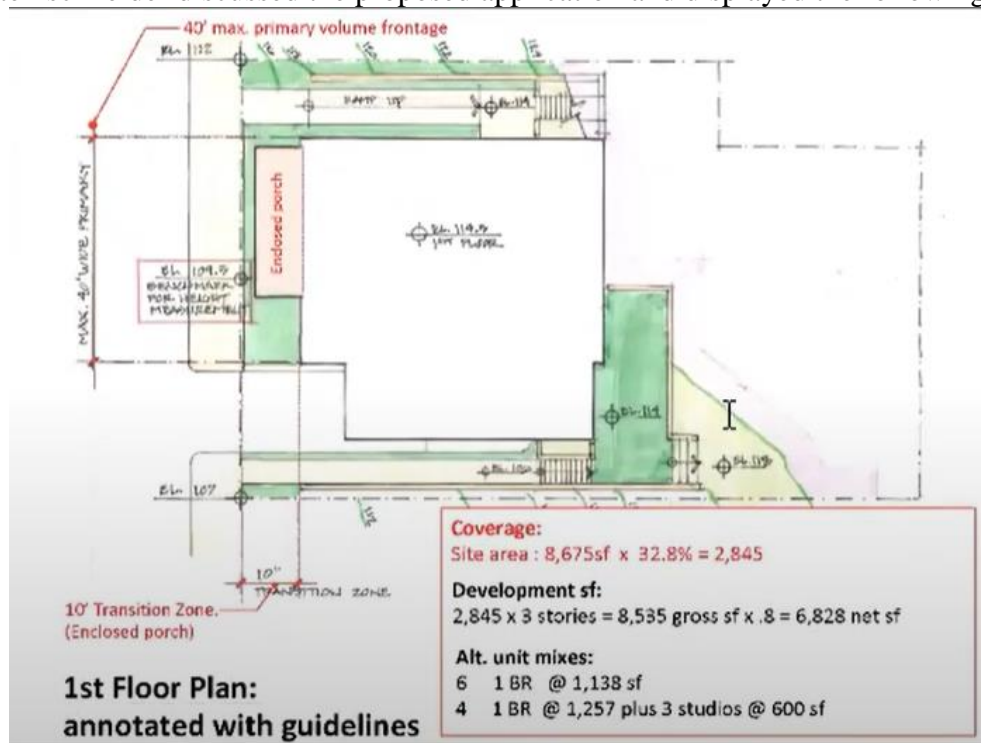
Mr. Steinschneider will stake out the property and let Mr. Manley know when that is done so that the Board can visit the site at their leisure.

8. 156 Palisade Street – Continuation of Pre-submission Conference for Site Plan Review for Proposed New Multi Family Building

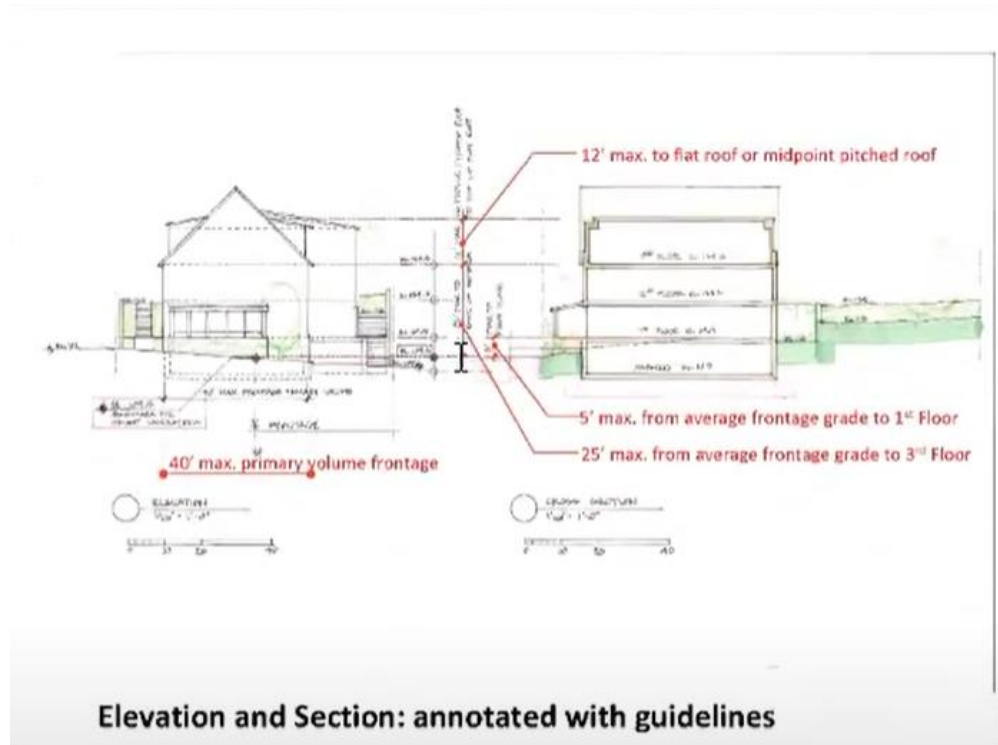
Mr. Paddy Steinschneider/Gotham Design was present to represent the application.

Discussion:

- Mr. Steinschneider discussed the proposed application and displayed the following slides:



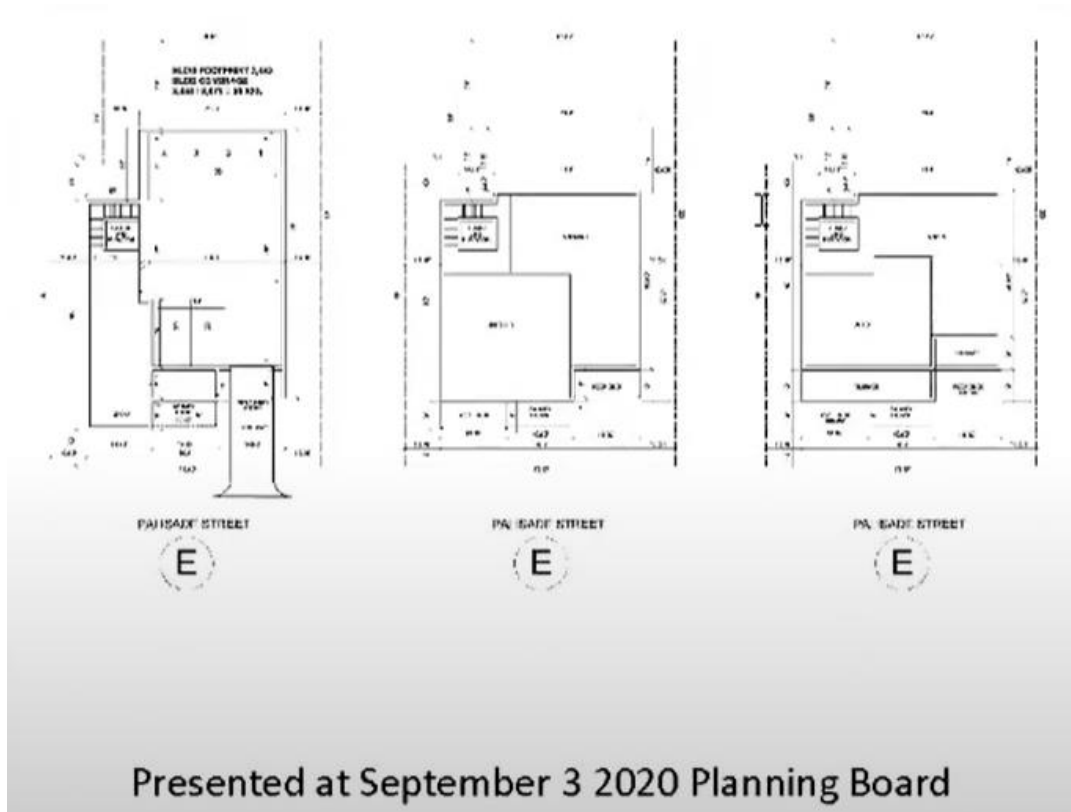
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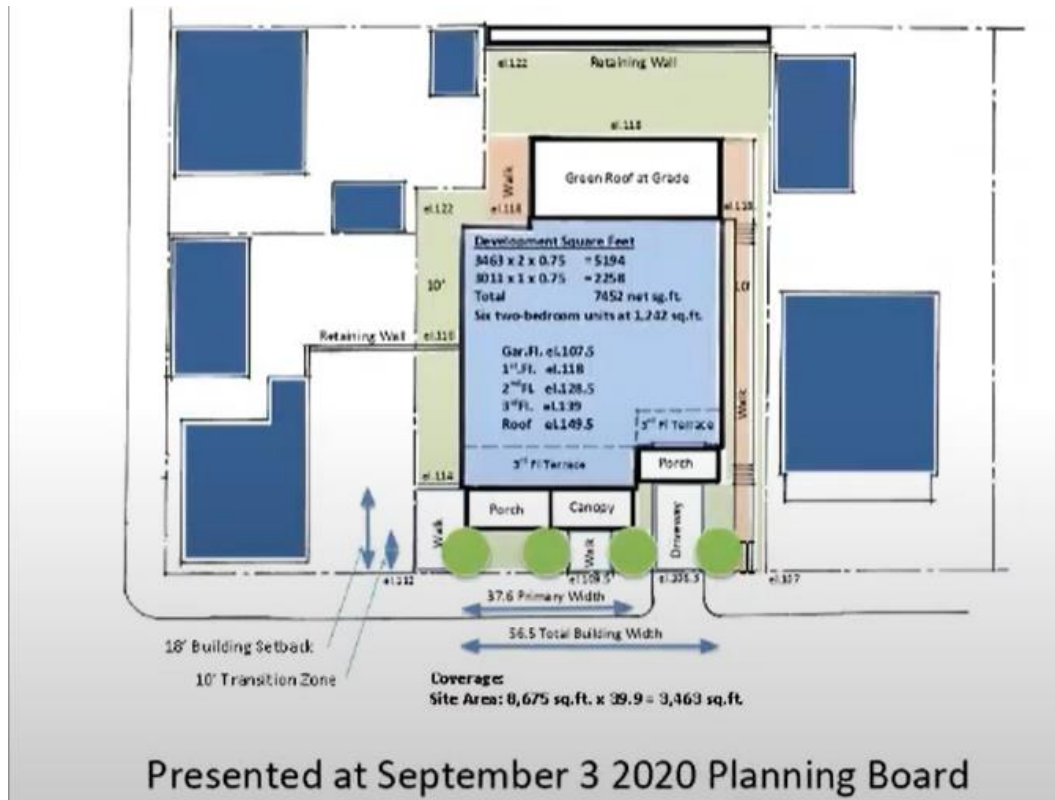
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Concept E

Presented at September 3 2020 Planning Board

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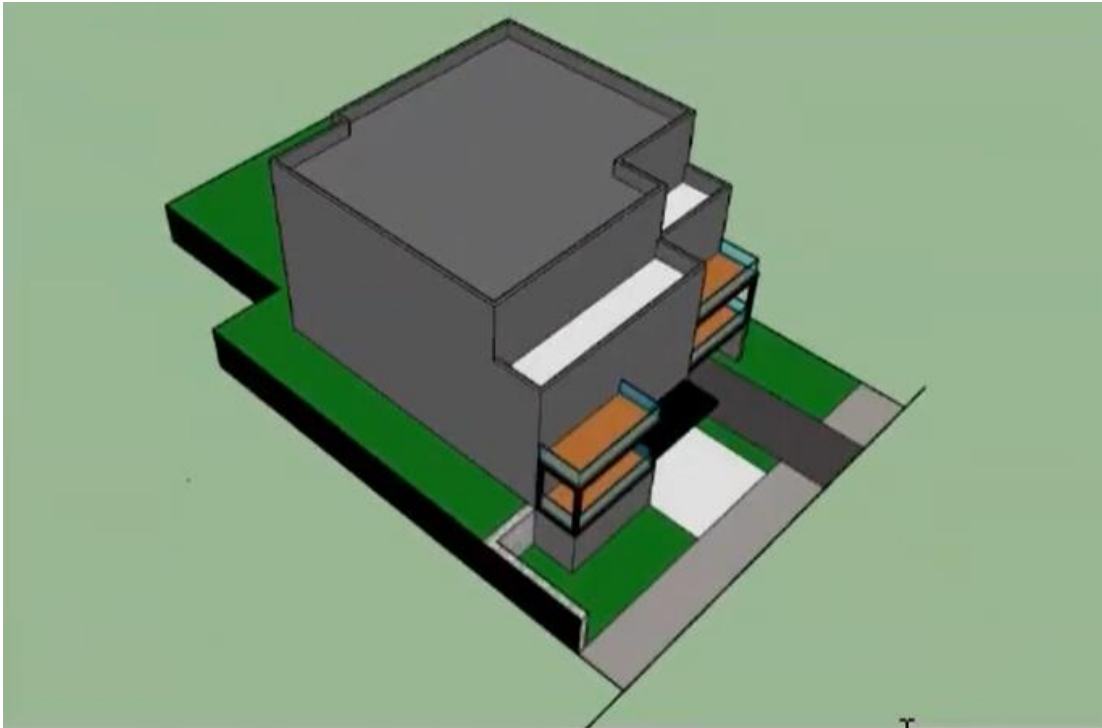


Presented at September 3 2020 Planning Board



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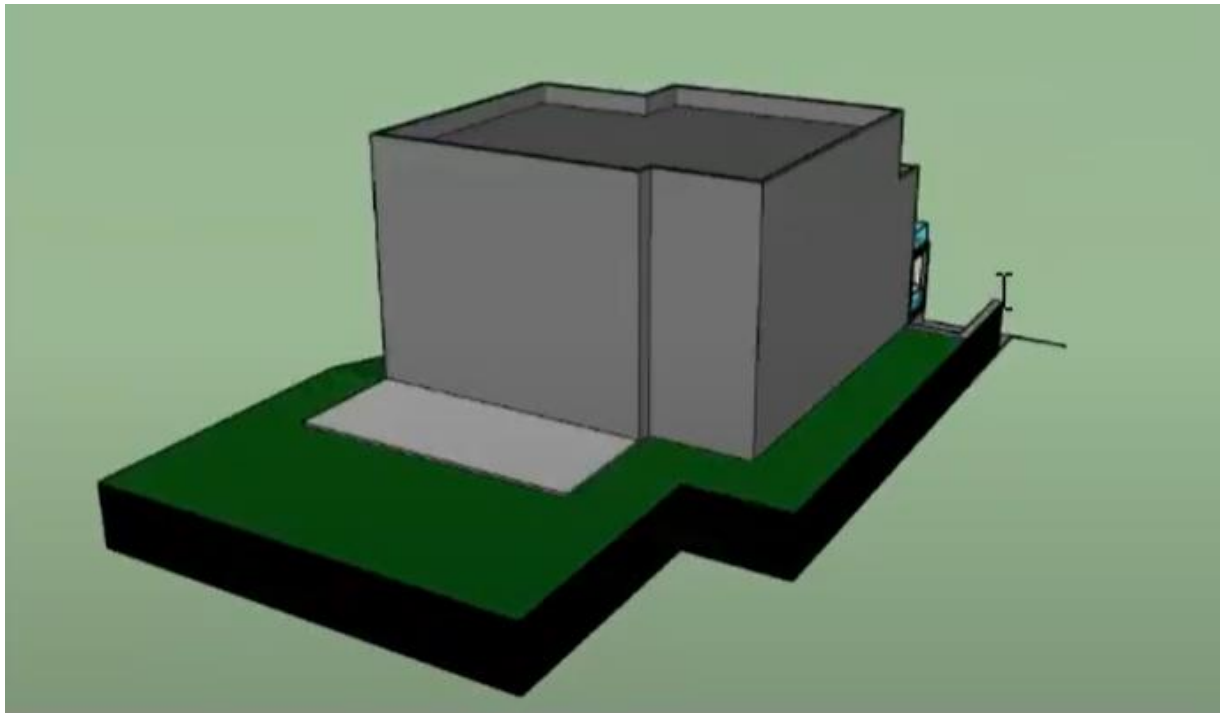


Presented at September 3 2020 Planning Board



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Presented at September 3 2020 Planning Board

JAMES J. MAHN
ENGINEERING, P.C.

1000 Parkway Park
PO Box 100
Greenville, SC 29615

Phone: 864.681.1111
Fax: 864.681.1111
Email: jmah@jmaeh.com

MEMORANDUM

To: Planning Board
Subject: Village of Dora, Inc.
From: Dwight Longley
Village Manager
Dora, Inc., PO
Box 100, Dora, SC
29535
Date: February 2, 2016
Re: NCEC, 000000
000000, 000000

The Planning Board has received a copy of the Village of Dora, Inc. (Village) application for a rezoning of the Village of Dora, Inc. (Village) from its current zoning of R-1 to R-2. The Village is requesting that the rezoning be approved so that the Village can develop the Village into a residential community.

The Village has a long history of development and has been a part of the community for many years. The Village has a strong sense of community and has been a part of the community for many years. The Village has a strong sense of community and has been a part of the community for many years.

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MEMO Dated
Dated: February 2, 2016
Page 2

MEMORANDUM

The primary purpose of the MEMO is to provide the members and staff of the Planning Board with a summary of the Village of Dora, Inc. (Village) application for a rezoning of the Village of Dora, Inc. (Village) from its current zoning of R-1 to R-2. The Village is requesting that the rezoning be approved so that the Village can develop the Village into a residential community.

The MEMO is divided into two main sections. The first section provides a summary of the Village of Dora, Inc. (Village) application for a rezoning of the Village of Dora, Inc. (Village) from its current zoning of R-1 to R-2. The second section provides a summary of the Village of Dora, Inc. (Village) application for a rezoning of the Village of Dora, Inc. (Village) from its current zoning of R-1 to R-2.

REGULATORY REQUIREMENTS ON LOT 100, 000000

There are two rules that apply to the Village of Dora, Inc. (Village).

One of the rules is that the Village of Dora, Inc. (Village) must comply with the requirements of the Village of Dora, Inc. (Village) application for a rezoning of the Village of Dora, Inc. (Village) from its current zoning of R-1 to R-2. The Village is requesting that the rezoning be approved so that the Village can develop the Village into a residential community.

The other rule is that the Village of Dora, Inc. (Village) must comply with the requirements of the Village of Dora, Inc. (Village) application for a rezoning of the Village of Dora, Inc. (Village) from its current zoning of R-1 to R-2. The Village is requesting that the rezoning be approved so that the Village can develop the Village into a residential community.

The Village of Dora, Inc. (Village) has a long history of development and has been a part of the community for many years. The Village has a strong sense of community and has been a part of the community for many years. The Village has a strong sense of community and has been a part of the community for many years.

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Signature of the person making the statement: _____

[illegible]

Presented at September 3 2020 Planning Board

[illegible][illegible]

Presented at September 3 2020 Planning Board

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OUTLOOK HEIGHT

Outlook height is measured as follows: The maximum height of a structure to be built shall be measured perpendicular to the existing grade to which the existing phase is used. The perpendicular measurement shall be taken and parallel to the existing grade. For a flat roof, height shall be measured to the roof peak. For a pitched roof, height shall be measured to the ridge peak. For a structure with a height of 30 feet or less, the height shall be measured to the top of the roof. For a structure with a height of more than 30 feet, the height shall be measured to the top of the roof. For a structure with a height of more than 30 feet, the height shall be measured to the top of the roof. For a structure with a height of more than 30 feet, the height shall be measured to the top of the roof.

(Amended 6-12-2017 by L.L. No. 6-2017)

GRADE PLANE

A grade plane representing the average of the highest ground level adjoining the building at all corners shall be established. The grade plane shall be established by the lowest point within the area between the building and the lot line or, when the lot line is more than 10 feet from the building, between the building and a property line from the building.

ROOF

The position of a building between the roofline of any street and the roofline of the first story or, if there is no first story, the roofline of the second story shall be established. The roofline shall be established by the lowest point within the area between the building and the lot line or, when the lot line is more than 10 feet from the building, between the building and a property line from the building. The roofline shall be established by the lowest point within the area between the building and the lot line or, when the lot line is more than 10 feet from the building, between the building and a property line from the building.

(Amended 6-12-2017 by L.L. No. 6-2017)

ROOF HEIGHT

The lowest vertical ground surface of any building in the downtown district, the roof height of a building which provides an open space for the public shall be established. The roof height shall be established by the lowest point within the area between the building and the lot line or, when the lot line is more than 10 feet from the building, between the building and a property line from the building.

(Amended 6-12-2017 by L.L. No. 6-2017)

ROOF HEIGHT

The roof height is defined as the height of the roof of a building to which the existing phase is used. The roof height shall be measured perpendicular to the existing grade to which the existing phase is used. The perpendicular measurement shall be taken and parallel to the existing grade. For a flat roof, height shall be measured to the roof peak. For a pitched roof, height shall be measured to the ridge peak. For a structure with a height of 30 feet or less, the height shall be measured to the top of the roof. For a structure with a height of more than 30 feet, the height shall be measured to the top of the roof.

ROOF HEIGHT

A point on a building that is vertically below grade. A building shall be considered as a roof when the roof is at or below grade.

A. If a building is at or below grade, the roof height shall be measured to the roof peak.

B. If a building is at or below grade, the roof height shall be measured to the roof peak.

C. If a building is at or below grade, the roof height shall be measured to the roof peak.

D. If a building is at or below grade, the roof height shall be measured to the roof peak.

Presented at September 3 2020 Planning Board

We have calculated the Grade Plane in accordance with the definition in the Code and it is elevation 118.32.

With a height limit for a flat roof of 30 feet, we would be compliant with a height of elevation 148.52.

The concept submitted several months ago has a flat roof with an elevation of 151.5.

Following from some of the ideas investigated in Rob Lane's study, the Concept E plan that we created has an elevation height on the roof of 149.5.

Presented at September 3 2020 Planning Board

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Project Fundamentals:

Fit with Neighborhood Character

- Height
- Massing
- Setbacks
- Solid Width Facing Street
- Street Life
 - Porches
 - Landscaping

Parking

- Location of Driveway
- Garage Door Facing the Street
- Enclosed or Open Parking Lot

If there is parking on this site, it will need to be at street level. Because of the terrain, on-site parking lift the building one story.

Required: 9 parking spaces.

Proposed: 6 off-street spaces, and 3 curb side spaces.

Site Conditions

This site is different from every other site on Palisade Street. The backyard of 156 ranges from el.120 to el.126, whereas the street elevation ranges from el.107 to e.111. The back of The building is at a grade 14 feet higher than the street level. Even if there was not garage Below this building, the first floor of apartments would need to be raised up one story – Just like its neighbors.

Presented at August 6 2020 Planning Board

- A discussion was held and Mr. Steinschneider addressed questions from the Board.
- Mr. Lane said Mr. Steinschneider needs to convince the Board that his scheme meets the new guidelines that they set up and that it looks contextual and appropriate.
- Mr. Manley said the Planning Board should enumerate the new Code proposal to send to the Board of Trustees.
- Mr. Manley said Mr. Steinschneider should submit his next proposal. Mr. Steinschneider said he would do that for the next meeting.
- Mr. Manley said if Mr. Steinschneider would like to submit a new set of plans based on the existing Code, he will review and write a denial and Mr. Steinschneider could to the Zoning Board of Appeals.
- The discussion continued.
- Mr. Manley noted that the Planning Board is the approving body.
- Mr. Douglas said the next step is for Mr. Steinschneider to submit an application responding to what has just been said, to submit an application that shows, to the degree that it can, compliance with the character guidelines, which you now start to call design guidelines, as a formal step. Mr. Douglas said, to the best that he can, Mr. Steinschneider should try to meet the design guidelines, submit it in a timely manner, and see how he can achieve something as close as he can get to what has been proposed and show us why he couldn't quite make the grade of the garage.

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

- Mr. Manley said the Board can grant waivers if he is meeting the proposed new Code, even before it is codified.

Action:

The applicant was asked to make the best efforts to comply with the draft Design Guidelines.

The pre-submission conference for the application of 156 Palisade Street for site plan review for proposed new multi-family building with basement garage, will be continued to October 1, 2020.

9. MDR-2 Zone – Continuation of discussion on Possible Zoning Code Changes

The Planning Board, the AHRB and the Building Inspector will meet during the week to finalize the proposed Zoning Table amendments and Design Guidelines for discussion at the October 1, 2020 Planning Board meeting.

Motion by Chairman Hunter, seconded by Mr. Hale to adjourn the meeting.

CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ROB LANE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
ALLEN HALE	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
LAURA HAUPT	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<input type="text" value="5"/> AYE	<input type="text" value="0"/> NAY	<input type="text" value="0"/> ABSTAIN	<input type="text" value="0"/> RECUSE	<input type="text" value="0"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

The meeting adjourned at 10:54 p.m.