PRESENT:

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

ALSO PRESENT:

Ed Manley/Building Inspector Daniel Pozin/Attorney for the Village Mr. George Pommer/Village Consulting Engineer Mr. Simon Kates/Village Consulting Planner Trustee Liaison Deputy Mayor Donna Cassell/Board of Trustees Mr. Iair Rosenkranz/AHRB Chairman Ms. Alissa Fasman/Secretary to the Village Administrator

EXCUSED: None.

Chairman Hunter called the meeting to order.

Chairman Hunter said agenda item number three for 189 Broadway- Continuation of pre-submission conference for proposed minor subdivision & new town houses; will not be heard this evening. Chairman Hunter said the applicant has requested to come back at the next meeting of the Board.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the meeting.

CHAIRMAN HUNTER	🖂 AYE	□ NAY		RECUSE	ABSENT/EXCUSED		
STEPHEN BROSNAHAN	🛛 AYE	□ NAY			ABSENT/EXCUSED		
ROB LANE	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED		
ALLEN HALE	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED		
LAURA HAUPT	🖾 AYE	□ NAY		RECUSE	ABSENT/EXCUSED		
PETER WINDER, 1 ST ALTERNAATE MEMBER	AYE	NAY			ABSENT/EXCUSED		
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED		
RESULT:	MOTION: PASSES						

1. Adopt Minutes for Planning Board Meetings of February 4, 2021

Motion by Chairman Hunter, seconded by Mr. Hale to approve the meeting minutes of February 4, 2021 as submitted.

Planning Board Minutes Regular Meeting March 4, 2021 Page 2 of 26

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CHAIRMAN HUNTER	🛛 AYE	□ NAY			ABSENT/EXCUSED	
STEPHEN BROSNAHAN	🛛 AYE	□ NAY			ABSENT/EXCUSED	
ROB LANE	🛛 AYE	□ NAY			ABSENT/EXCUSED	
ALLEN HALE	🛛 AYE	□ NAY			ABSENT/EXCUSED	
LAURA HAUPT	🛛 AYE			RECUSE	ABSENT/EXCUSED	
PETER WINDER, 1 ST ALTERNAATE MEMBER	AYE	NAY			ABSENT/EXCUSED	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED	
RESULT:	MOTION: PASSES					

2. 156 Palisade Street – Public hearing for site plan review for proposed new multi-family building. A joint meeting with the Architectural & Historic Review Board

Mr. Paddy Steinschneider/Gotham Design and Mr. David Kim were present to represent the application.

Motion by Chairman Hunter, seconded by Ms. Haupt to open the public hearing for the application of 156 Palisade Street, for site plan review for proposed new multi-family building, a joint meeting with the Architectural & Historic Review Board.

CHAIRMAN HUNTER	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
STEPHEN BROSNAHAN	🛛 AYE	□ NAY			ABSENT/EXCUSED	
ROB LANE	🖂 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
ALLEN HALE	🖂 AYE	□ NAY			ABSENT/EXCUSED	
LAURA HAUPT	🛛 AYE	□ NAY			ABSENT/EXCUSED	
PETER WINDER, 1 ST ALTERNAATE MEMBER	AYE	NAY		RECUSE	ABSENT/EXCUSED	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED	
RESULT:	MOTION: PASSES					

Discussion:

• Mr. Steinschneider updated the Board on changes made to the proposed application and displayed the following slides:

Planning Board Minutes Regular Meeting March 4, 2021 Page 3 of 26

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156 PALISADE STREET



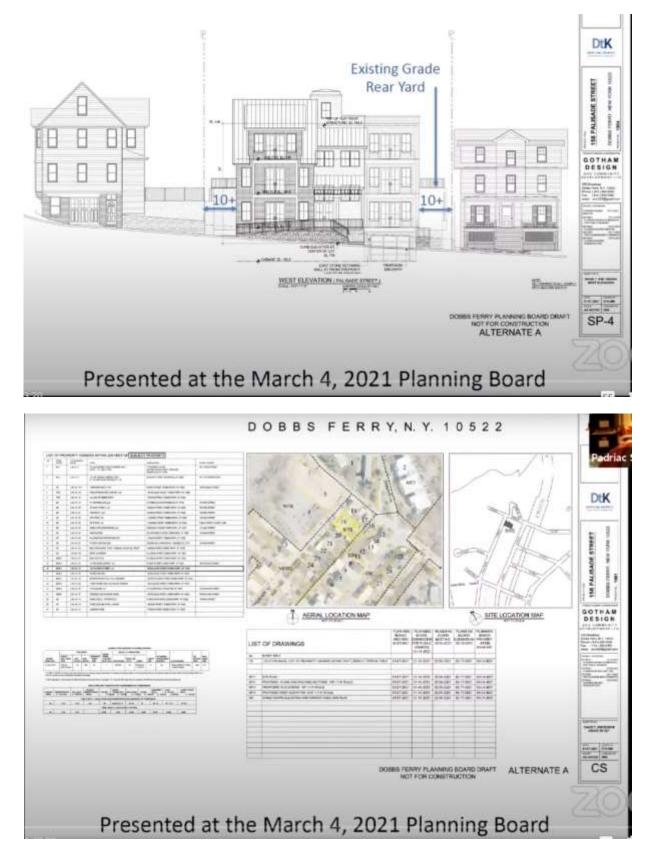
March 4, 2021



Planning Board Minutes Regular Meeting March 4, 2021 Page 4 of 26



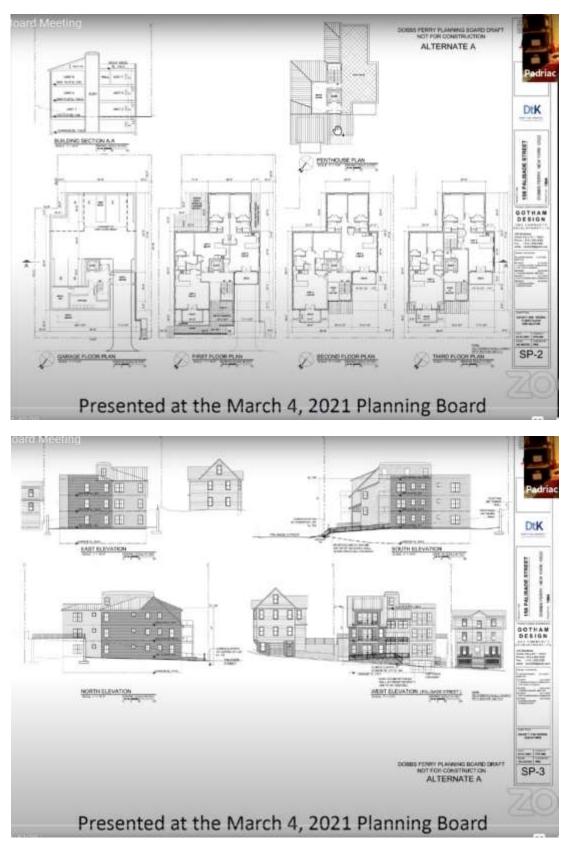
Planning Board Minutes Regular Meeting March 4, 2021 Page 5 of 26



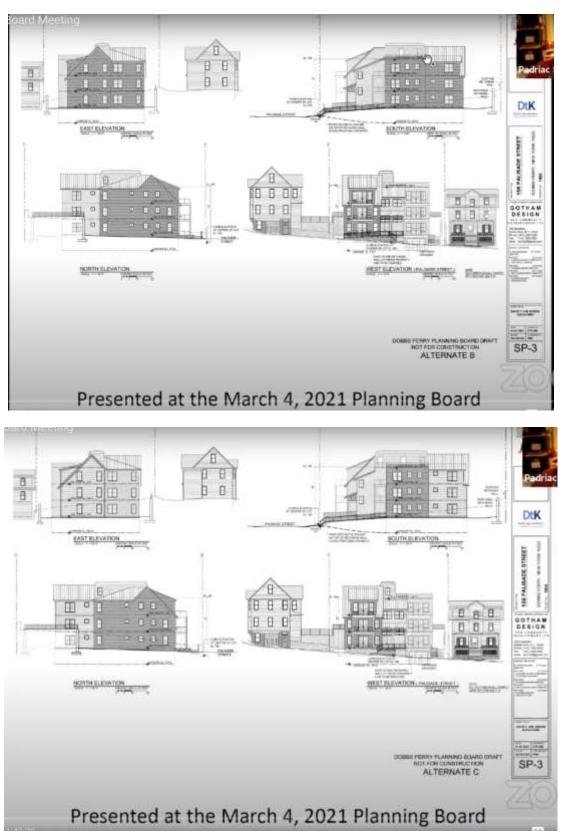


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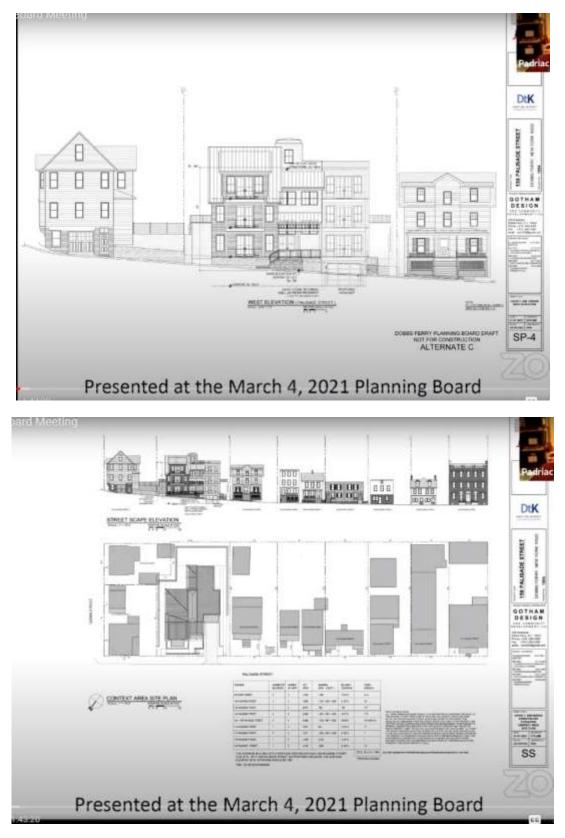
Presented at the March 4, 2021 Planning Board



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Planning Board Minutes Regular Meeting March 4, 2021 Page 10 of 26



Planning Board Minutes Regular Meeting March 4, 2021 Page 11 of 26



Planning Board Minutes Regular Meeting March 4, 2021 Page 12 of 26





Planning Board Minutes Regular Meeting March 4, 2021 Page 13 of 26



Planning Board Minutes Regular Meeting March 4, 2021 Page 14 of 26



Planning Board Minutes Regular Meeting March 4, 2021 Page 15 of 26



Discussion:

- A discussion was held and Mr. Steinschneider and Mr. Kim addressed questions from the Board.
- Mr. Rosenkranz discussed issues with the proposed application that need to be addressed.
- Mr. Lane proposed for the applicant to come to the Board with two schemes, one that is completely compliant, and an alternative scheme with exceptions to be considered.
- Mr. Manley said this Board can grant a waiver, and that is within the Code. Mr. Manley proposed for the applicant to do as Mr. Lane said, and to have a conversation with him next week regarding how they are figuring the coverage by building and they can work out the deck, porches and green roofs. Mr. Manley asked for the height to be added to the pitched roof.
- The discussion continued.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the public hearing for the application of 156 Palisade Street, for site plan review for proposed new multi-family building, a joint meeting with the Architectural & Historic Review Board.

CHAIRMAN HUNTER	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
STEPHEN BROSNAHAN	🛛 AYE	□ NAY			ABSENT/EXCUSED	
ROB LANE	🖂 AYE	□ NAY			ABSENT/EXCUSED	
ALLEN HALE	🖂 AYE	□ NAY			ABSENT/EXCUSED	
LAURA HAUPT	🛛 AYE	□ NAY			ABSENT/EXCUSED	
PETER WINDER, 1 ST ALTERNAATE MEMBER	🗌 AYE	NAY			ABSENT/EXCUSED	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED	
RESULT:	MOTION: PASSES					

Discussion:

- The following people addressed the Board: Ms. Denise Woodin/154 Palisade Street; Mr. Glen Varcasia/Adjacent property owner; and Ms. Heather Haggerty/129 Palisade Street.
- Mr. Steinschneider addressed the comments from the public.
- Mr. Pozin noted that a public hearing is for comments from the public and it is not supposed to be an argument between the applicant and the public.

Action:

Motion by Chairman Hunter, seconded by Mr. Brosnahan to continue the public hearing for the application of 156 Palisade Street, for site plan review for proposed new multi-family building, a joint meeting with the Architectural & Historic Review Boar, to the next meeting of the Board.

CHAIRMAN HUNTER	🛛 AYE	□ NAY	ABSTAIN	RECUSE	ABSENT/EXCUSED	
STEPHEN BROSNAHAN	🖂 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
ROB LANE	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
ALLEN HALE	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
LAURA HAUPT	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
PETER WINDER, 1 ST ALTERNAATE MEMBER	AYE			RECUSE	ABSENT/EXCUSED	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED	
RESULT:	MOTION: PASSES					

3. 189 Broadway- Continuation of pre-submission conference for proposed minor subdivision & new town houses

Chairman Hunter said the application will not be heard this evening and that the applicant has requested to come back at the next meeting of the Board.

4. 398 Ashford Avenue – Continuation of public hearing for site plan review for proposed change of use, add a parking space & paving existing area

Mr. David Rotbard was present to represent the application.

Discussion:

- Mr. Rotbard updated the Board on the proposed application.
- A discussion was held and Mr. Rotbard addressed questions from the Board.
- Mr. Rotbard asked if he can go to the Board of Trustees to assess the PILOP presently while they are working through the site plan issues, doing this in tandem/working parallel.
- Mr. Manley said no and that the Board of Trustees works off of a referral letter from the Planning Board, so the approval for the project and the approval for any PILOP or anything will all be done at the same time at the Board of Trustees. Mr. Manley said the Board of Trustees is awaiting a referral letter from the Planning Board.
- Mr. Rotbard said he would push this to next month and he would hope to have the updated site plan and survey so the necessary corrections can be made.
- Mr. Pozin said we will need a motion to adjourn the application to next month.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to continue the public hearing for the application of 398 Ashford Avenue for site plan review for proposed change of use, add a parking space and paving existing area, at the next meeting of the Board.

CHAIRMAN HUNTER	🖂 AYE	□ NAY	ABSTAIN	RECUSE	ABSENT/EXCUSED	
STEPHEN BROSNAHAN	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
ROB LANE	🛛 AYE	D NAY		RECUSE	ABSENT/EXCUSED	
ALLEN HALE	🖂 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
LAURA HAUPT	🖾 AYE	□ NAY			ABSENT/EXCUSED	
PETER WINDER, 1 ST ALTERNAATE MEMBER	🗌 AYE	NAY		RECUSE	ABSENT/EXCUSED	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED	
RESULT:	MOTION: PASSES					

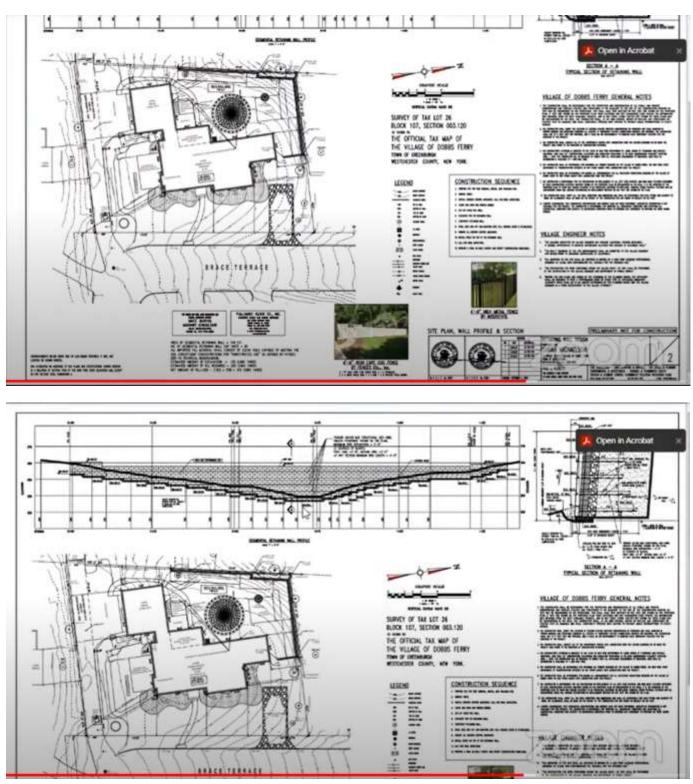
5. 39 Brace Terrace – Public hearing for site plan review for proposed retaining wall

Mr. Paul Petretti/Engineer was present to represent the application.

Discussion:

- Mr. Petretti discussed the proposed application.
- A discussion was held and Mr. Petretti addressed questions from the Board.
- Mr. Manley said the last drawing submitted to the Building Department was dated February 14, 2021, so if the application has changed since then we will need new drawings.
- Mr. Pommer said basically the only change in the new drawing is the change in the drainage. Mr. Pommer said the other change was the coverage, which went up from 38.5 to 41 percent, so that would be a variance.
- Mr. Manley said the Building Department does not have the revised drawings and we need to have them in order to approve anything. Mr. Manley said Mr. Petretti can get the drawings to him for the next meeting of the Board. Mr. Manley said maybe if they have patios added and they are a little bit above the coverage, they could think about a pervious paver.
- Mr. Hale suggested getting a letter from the neighbor stating that they are ok with/and understand that a nine foot wall will be in their backyard or the Board should discuss plantings or some way to soften that.
- Mr. Petretti discussed the following slides and addressed questions from the Board:

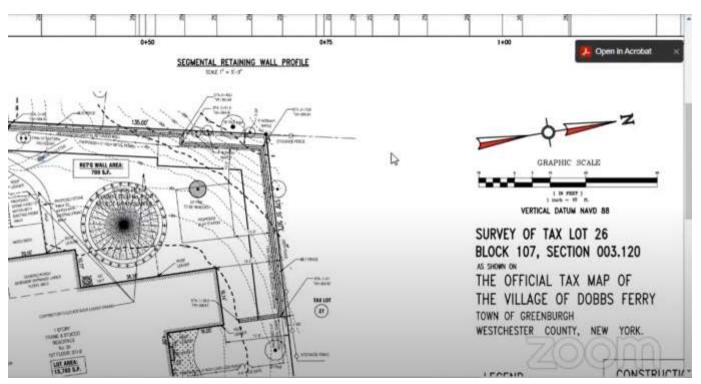
Planning Board Minutes Regular Meeting March 4, 2021 Page 19 of 26



Planning Board Minutes Regular Meeting March 4, 2021 Page 20 of 26



Planning Board Minutes Regular Meeting March 4, 2021 Page 21 of 26



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Discussion (continued):

• Mr. Manley said Mr. Petretti can go to the Village website and see the plan submittal form which addresses how many copies of plans are required for each of the Village's Boards.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to continue the public hearing for the application of 39 Brace Terrace for site plan review for proposed retaining wall, to the next meeting of the Board.

CHAIRMAN HUNTER	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
STEPHEN BROSNAHAN	🖂 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
ROB LANE	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
ALLEN HALE	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
LAURA HAUPT	🛛 AYE	□ NAY			ABSENT/EXCUSED	
PETER WINDER, 1 ST ALTERNAATE MEMBER	🗌 AYE			RECUSE	ABSENT/EXCUSED	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED	
RESULT:	MOTION: PASSES					

6. MDR-2 Zone – Public hearing on possible Zoning Code changes

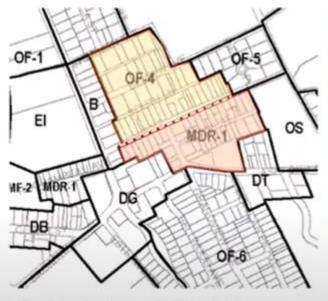
Mr. Lane said there are two actions here, the first one is we have a resolution to adopt and refer to the Board of Trustees the Character Guidelines for Palisade Street.

Mr. Manley said at the last meeting the Board called for a public hearing and this month the Building Department was in the process of changing responsibility for agenda items over to another person and in the confusion, this did not get noticed. Mr. Manley said the official public hearing can be in April.

Mr. Lane suggested to call for a public hearing at the next meeting of the Board. Mr. Lane said in anticipation of this, there is no need for him to review the Palisade Street Character Guidelines because he has done that with the Board numerous times.

Mr. Lane said the other thing that we are going to be considering next week is the two boundaries that we want to change.

Mr. Lane discussed the proposed boundary changes and displayed the following slides:

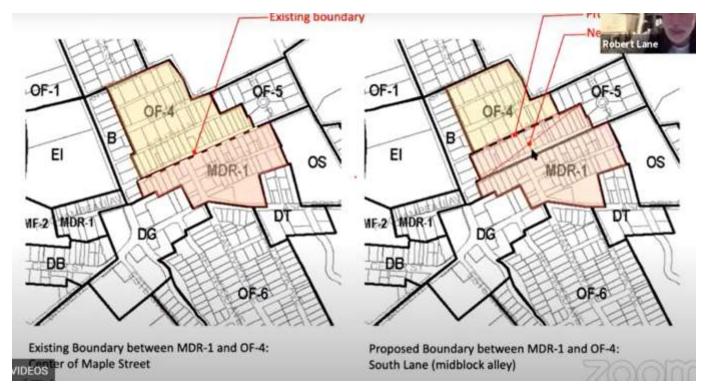


Existing Boundary between MDR-1 and OF-4: Center of Maple Street



Aerial with Existing Boundary between MDR-1 and OF-4: Center of Maple Street

Planning Board Minutes Regular Meeting March 4, 2021 Page 23 of 26



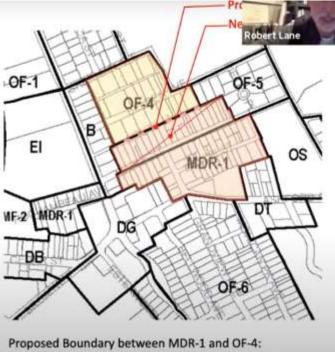
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MDR-1 and OF-4 Compared

DEOS

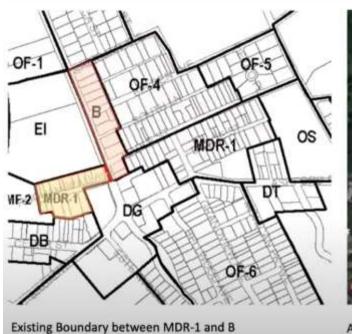
Uses: MDR-1 allows townhouses and 2 or 3 family houses as well as B &B by Special Permit

Massing: OF-4 requires twice the lot area. MDR-1 allows modestly higher coverage and reduced yard requirements allowed



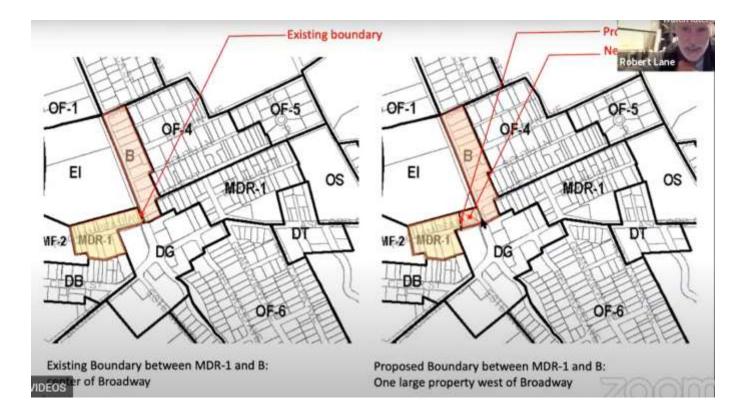
South Lane (midblock alley)

Planning Board Minutes Regular Meeting March 4, 2021 Page 24 of 26



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Aerial with Existing Boundary between MDR-1 and B



Dobbs Ferry

Planning Board Minutes Regular Meeting March 4, 2021 Page 25 of 26

Robert La MDR-1 and B Compared Uses: B allows small scale commercial uses as well as places of worship and daycare centers OF-1 OF-5 OF-4 EI OS MDR-1 D. MDR-1 IF-2 DG DB OF-6

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by special permit. Massing: B requires larger lots and allows

higher coverage.

DEOS

Proposed Boundary between MDR-1 and B: One large property west of Broadway

Motion by Mr. Lane, seconded by Mr. Brosnahan to schedule a public hearing at the next meeting to adopt the Palisade Street Character Guidelines and to make miscellaneous clarifications to the Zoning Map and to the tables in the Appendix.

CHAIRMAN HUNTER	🛛 AYE	□ NAY			ABSENT/EXCUSED	
STEPHEN BROSNAHAN	🛛 AYE	□ NAY			ABSENT/EXCUSED	
ROB LANE	🛛 AYE	□ NAY			ABSENT/EXCUSED	
ALLEN HALE	🛛 AYE	□ NAY			ABSENT/EXCUSED	
LAURA HAUPT	🖂 AYE	□ NAY			ABSENT/EXCUSED	
PETER WINDER, 1 ST ALTERNAATE MEMBER	🗌 AYE	NAY		RECUSE	ABSENT/EXCUSED	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED	
RESULT:	MOTION: PASSES					

Chairman Hunter said there was interest in moving the start time of Planning Board meetings to 7:00 p.m.

Mr. Manley noted that Ms. Haupt would be available as early as 7:30 p.m.

The Board discussed moving the start time of the Planning Board meetings.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to change the time of the Planning Board meetings from it's current time of 8 :00 p.m. to 7 :30 p.m.

CHAIRMAN HUNTER	🛛 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
STEPHEN BROSNAHAN	🛛 AYE	□ NAY			ABSENT/EXCUSED	
ROB LANE	🖂 AYE	□ NAY			ABSENT/EXCUSED	
ALLEN HALE	🖾 AYE	🗌 NAY			ABSENT/EXCUSED	
LAURA HAUPT	🖾 AYE	□ NAY		RECUSE	ABSENT/EXCUSED	
PETER WINDER, 1 ST ALTERNAATE MEMBER	🗌 AYE	□ NAY			ABSENT/EXCUSED	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED	
RESULT:	MOTION: PASSES					

The meeting adjourned at 9:44 p.m.