

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

PRESENT:

Stephen Hunter, Chairman
Stephen Brosnahan
Allen Hale
Laura Haupt (arriving at 8:01 p.m.)
Rob Lane
Peter Winder, 1st Alternate Member (arriving at 8:45 p.m.)

ALSO PRESENT:

Ed Manley, Building Inspector
Dan Roemer, Assistant Building Inspector
Trustee Liaison Donna Cassell
Daniel Pozin/Attorney for the Village.
Dwight H. Douglas, Village Consulting Planner
Mr. George Pommer/Village Consulting Engineer

EXCUSED: None.

Chairman Hunter called the meeting to order.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open 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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
PETER WINDER, 1ST ALTEANAATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	4 AYE	0 NAY	0 ABSTAIN	0 RECUSE	2 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Mr. Manley said agenda item #8, 7 Fairlawn Avenue – Pre-submission Conference for Site Plan Review for Proposed New Retaining Wall, asked to be last on the agenda because they had a conflicting appointment.

Ms. Haupt arrived at the meeting at 8:01 p.m.

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1. Adopt Minutes for Planning Board Meetings of September 3, 2020

Motion by Mr. Hale, seconded by Mr. Lane to approve the meeting minutes of September 3, 2020 as submitted.

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 checked="" type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

2. 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, 1 ST ALTERNATE MEMBER	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Ms. Lizette Garcia-Elias and Mr. Andrew Cortese were present to represent the application.

Ms. Garcia-Elias said she would be presenting on behalf of Ms. Christina Griffin/Architect this evening.

Discussion:

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

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13 ENGLISH LANE
DOBBS FERRY, NY 10322
CHRISTINA GRIFFIN ARCHITECT PC
13 Spring Street, Hastings-on-Hudson, NY 10706



TABLE OF ZONING DATA			
	REQUIRED	EXISTING	NOTES
LOT AREA	524	4,122.00	4,122.00
LOT COVERAGE - BUILDING	50% MIN.	50%	40,236 / 1,030.24
LOT COVERAGE - OPEN SPACE	50% MIN.	50%	40,236 / 1,030.24
MAXIMUM HEIGHT	33 FT. (3 STORY MAX)	50%	40 FT. (3 STORY MAX)
MIN. LOT SETBACK	30.00	50%	30.00
MIN. SIDE SETBACK	3.00	50%	6.00' 0"
MIN. REAR SETBACK	25.00	50%	25.00'
MIN. FRONT SETBACK	5.00	50%	4.00'
MINIMUM LOT SETBACK	30.00	50%	30.00'

DATES		LIST OF DRAWINGS	
DATE	DESCRIPTION	NO.	DESCRIPTION
10/1/20	PRELIMINARY	1	PRELIMINARY
10/1/20	FINAL	2	FINAL



AREA MAP
SCALE 1/8" = 1' 0"



PHOTOS OF EXISTING CONDITIONS

13 ENGLISH LANE
DOBBS FERRY, NY 10322

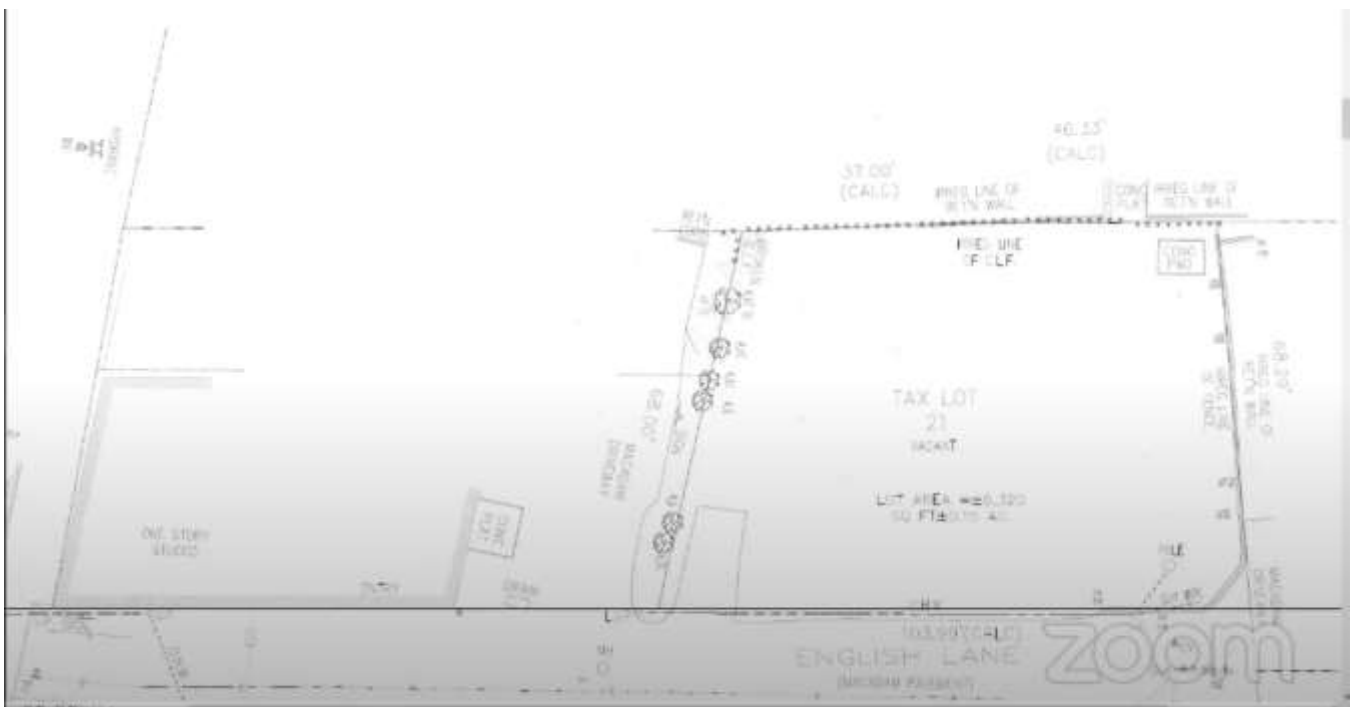
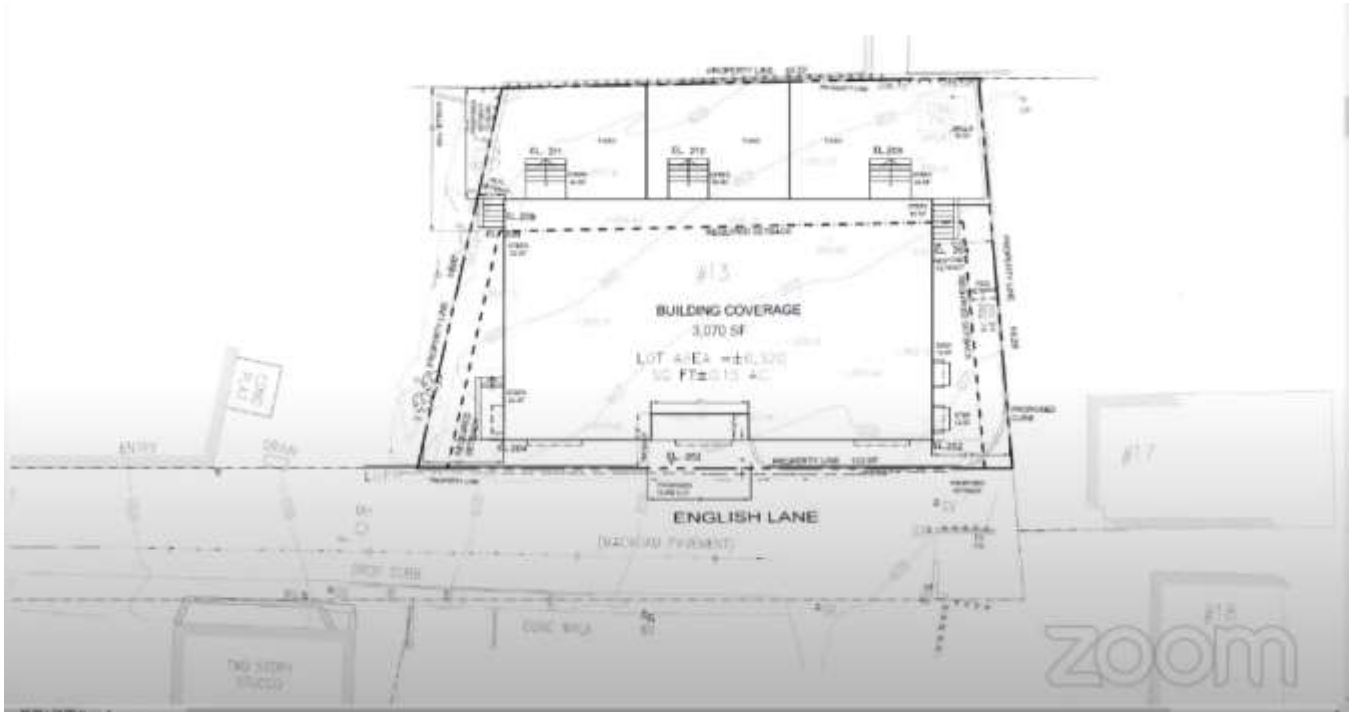
PERMITTING INFORMATION
This drawing is for the purpose of obtaining a permit from the local planning board. It is not to be used for any other purpose without the written consent of the architect.

REVISIONS

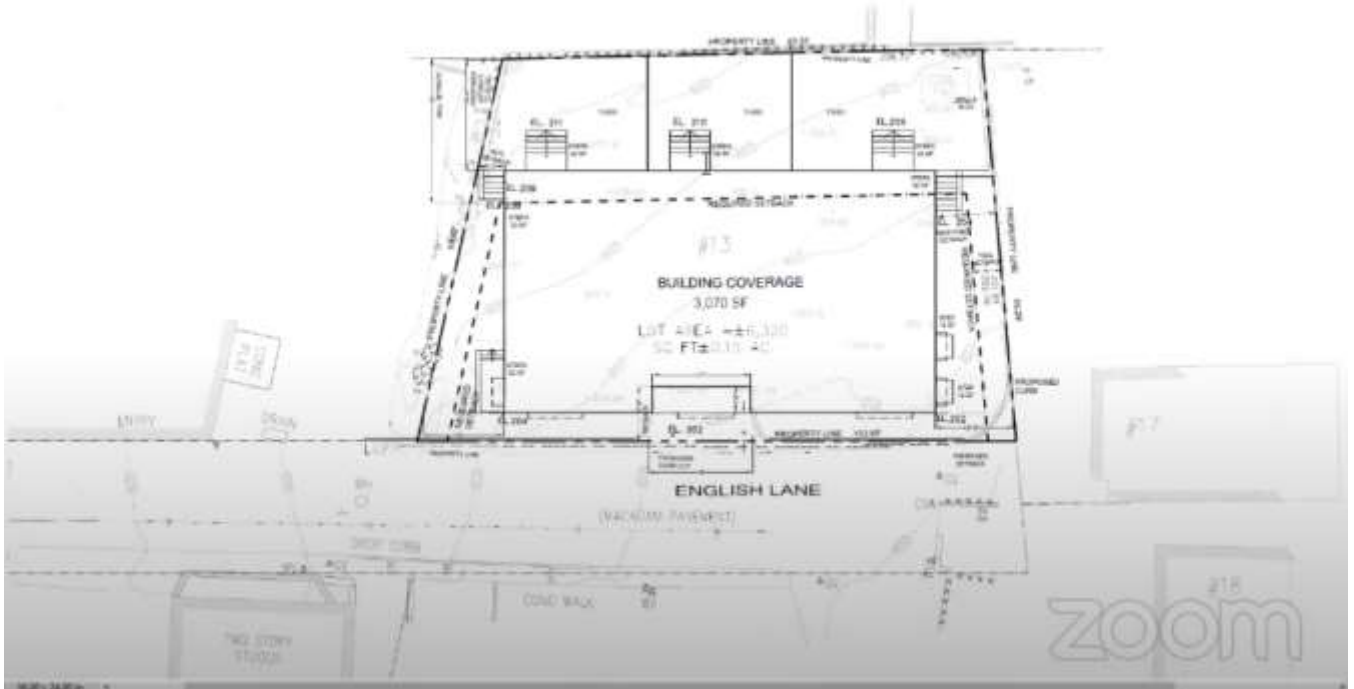
NO.	DATE	DESCRIPTION
1	10/1/20	PRELIMINARY
2	10/1/20	FINAL

S-1

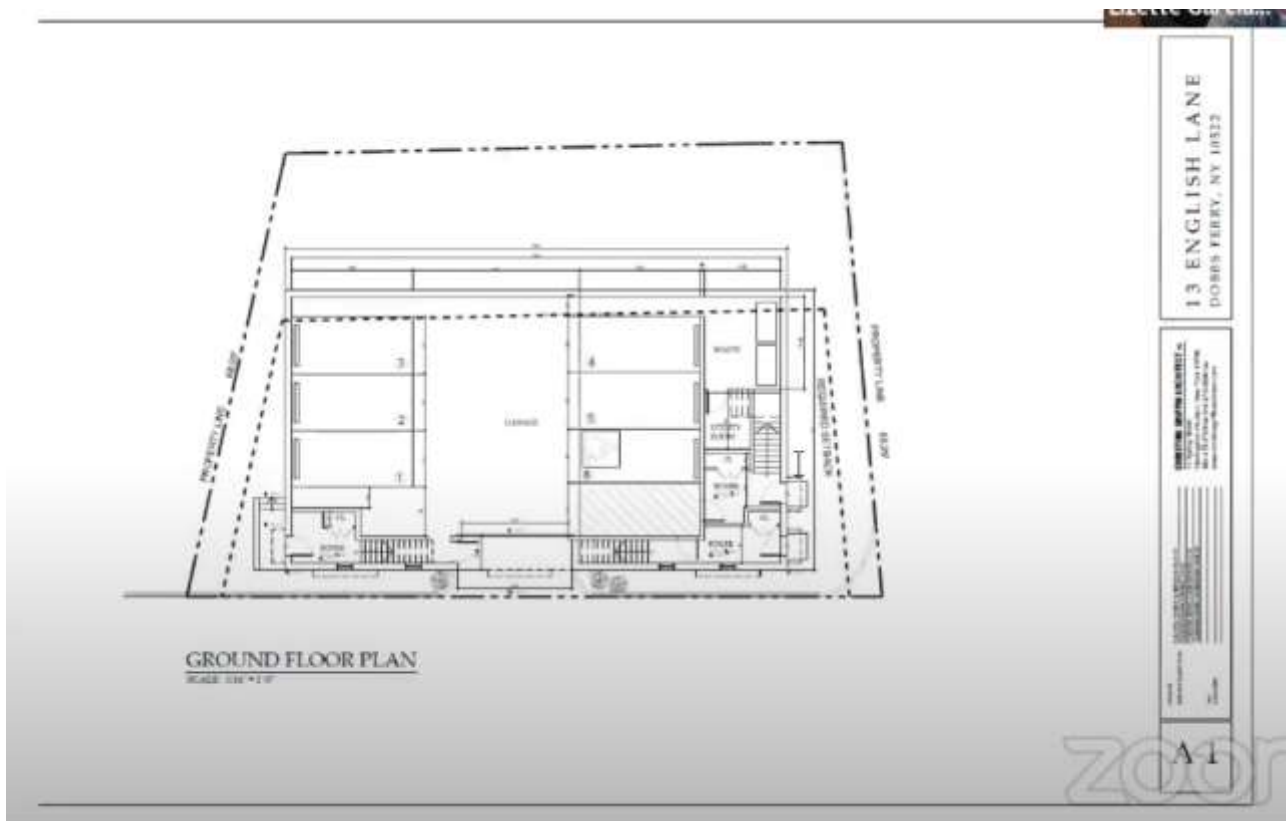
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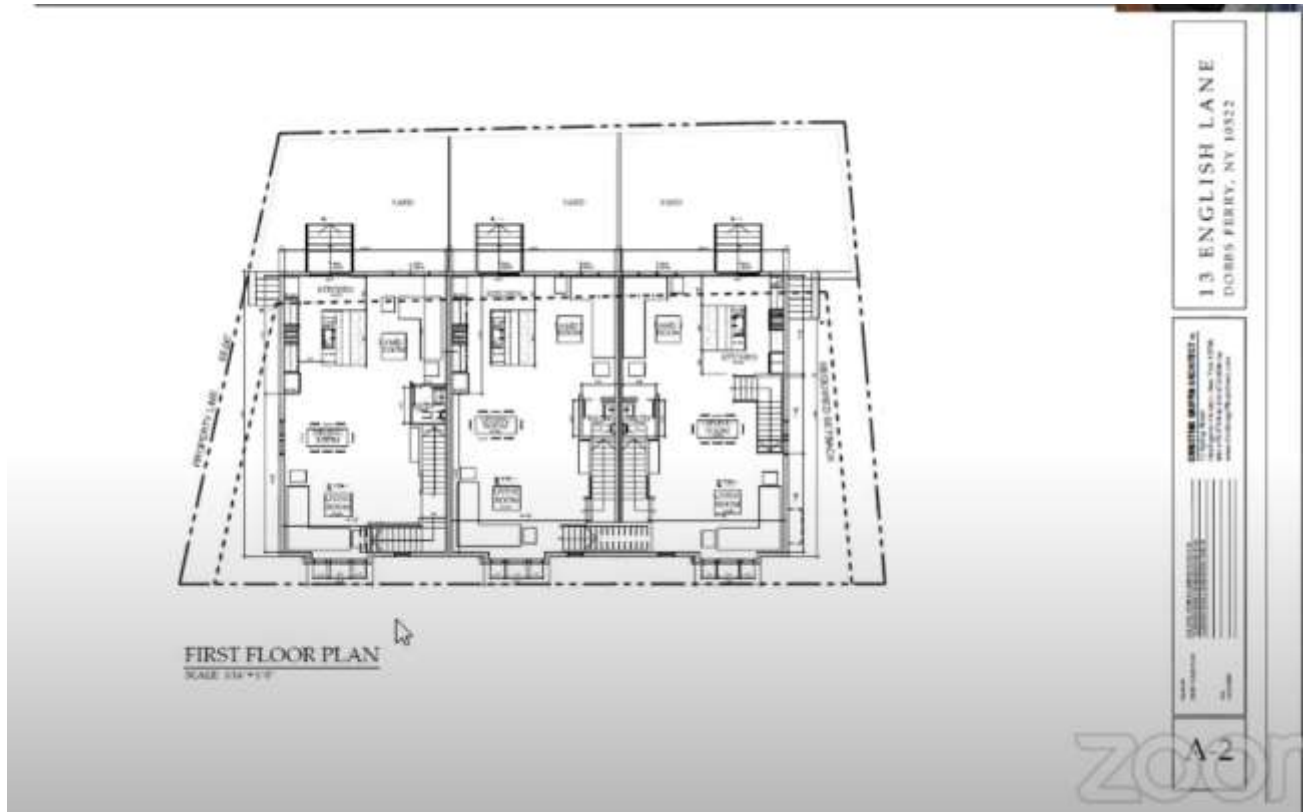
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- The revised plans presented were not received in time for a thorough review.
- A discussion was held and Ms. Garcia-Elias and Mr. Andrew Cortese addressed questions from the Board.
- Mr. Manley said what was staked out on the site was the original plan and this one is pushed back five feet, so the Board would have to grant a waiver for the rear yard setback to move it back and create a sidewalk there. Mr. Manley asked if the applicant would be willing to build a curb there. Mr. Cortese said he could do a curb with a sidewalk or an independent curb, whichever the Board preferred.
- Mr. Manley said with the garage setback they have the turning radius and at the next meeting they could prove that to the Engineer. Mr. Cortese said they could stake this out so the Board can get a visual on the width of the garage and the turning radius.
- Mr. Manley said the Board should look at this one more time, then refer it to the AHRB.
- No one from the public addressed the Board.

Action:

Motion by Chairman Hunter, seconded by Mr. Brosnahan to continue the Public Hearing for Site Plan Approval for Proposed New Multi-Family Building, Three (3) Units, on November 5, 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 checked="" 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="1"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

3. 12 Parkway Drive – Public Hearing for Site Plan Approval for Proposed New Two (2) Car Garage with Deck Above & New Two (2) Story Extension

No one was present to represent the application.

Mr. Manley said we did not get the plans in on time so the application should be adjourned to the November 5, 2020 meeting.

Motion by Mr. Brosnahan, seconded by Mr. Hale to adjourn 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, to November 5, 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 checked="" type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<div>5</div> AYE	<div>0</div> NAY	<div>0</div> ABSTAIN	<div>0</div> RECUSE	<div>1</div> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Mr. Manley said the applicant tried to submit plans yesterday and were told it was too late.

4. 189 Broadway – Continuation of Pre-submission Conference for Proposed Minor Subdivision & New Townhouses

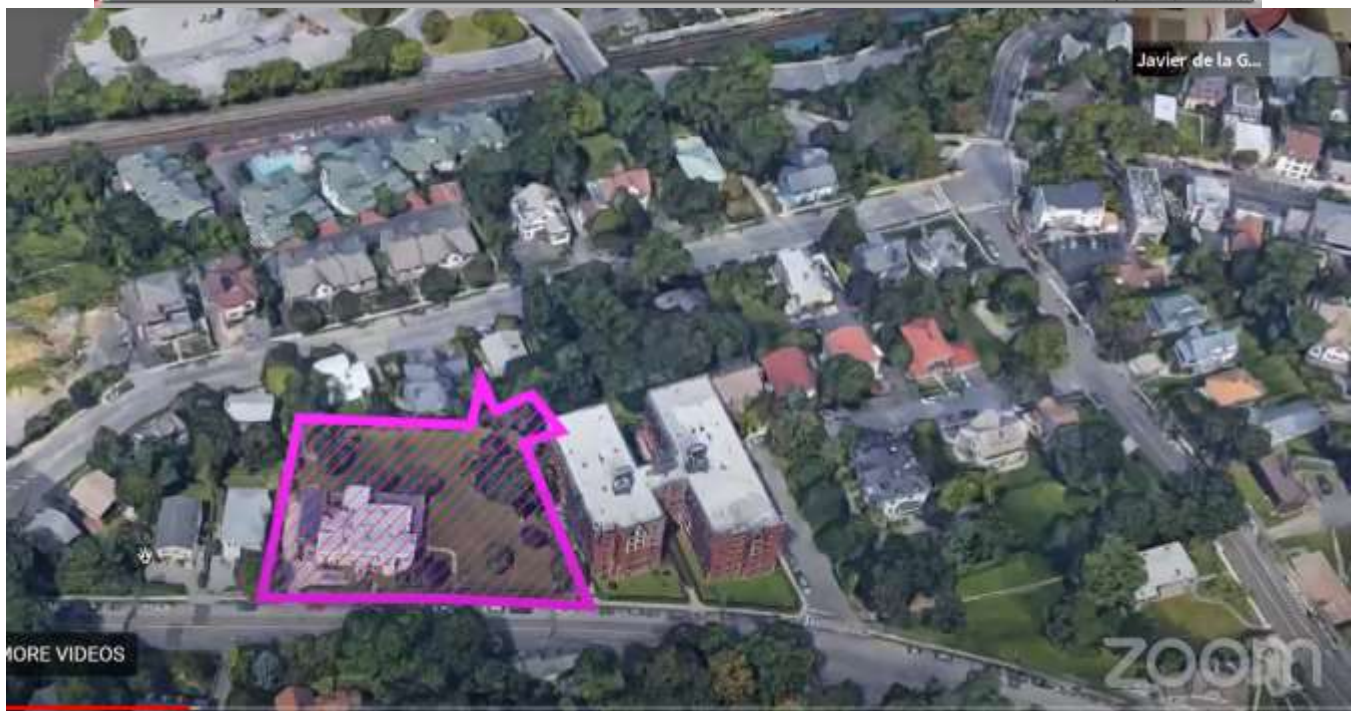
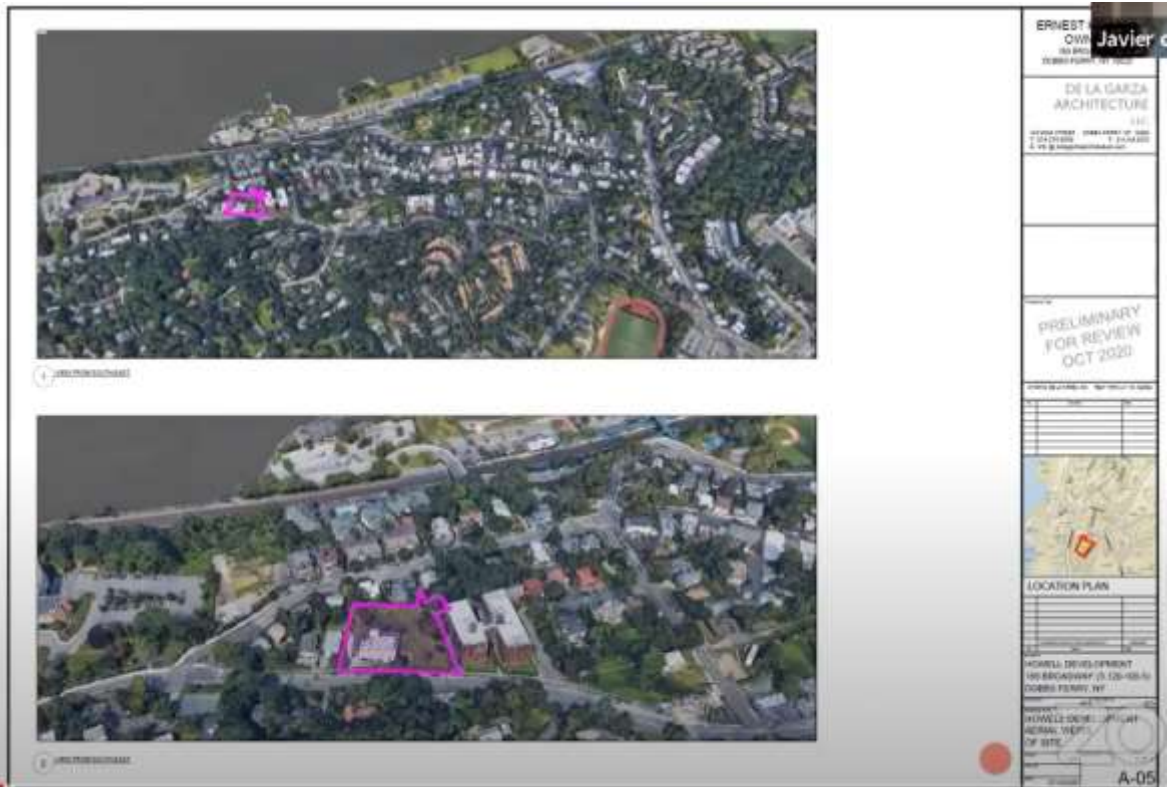
Mr. Javier De La Garza was present to represent the application.

Mr. Winder arrived at the meeting.

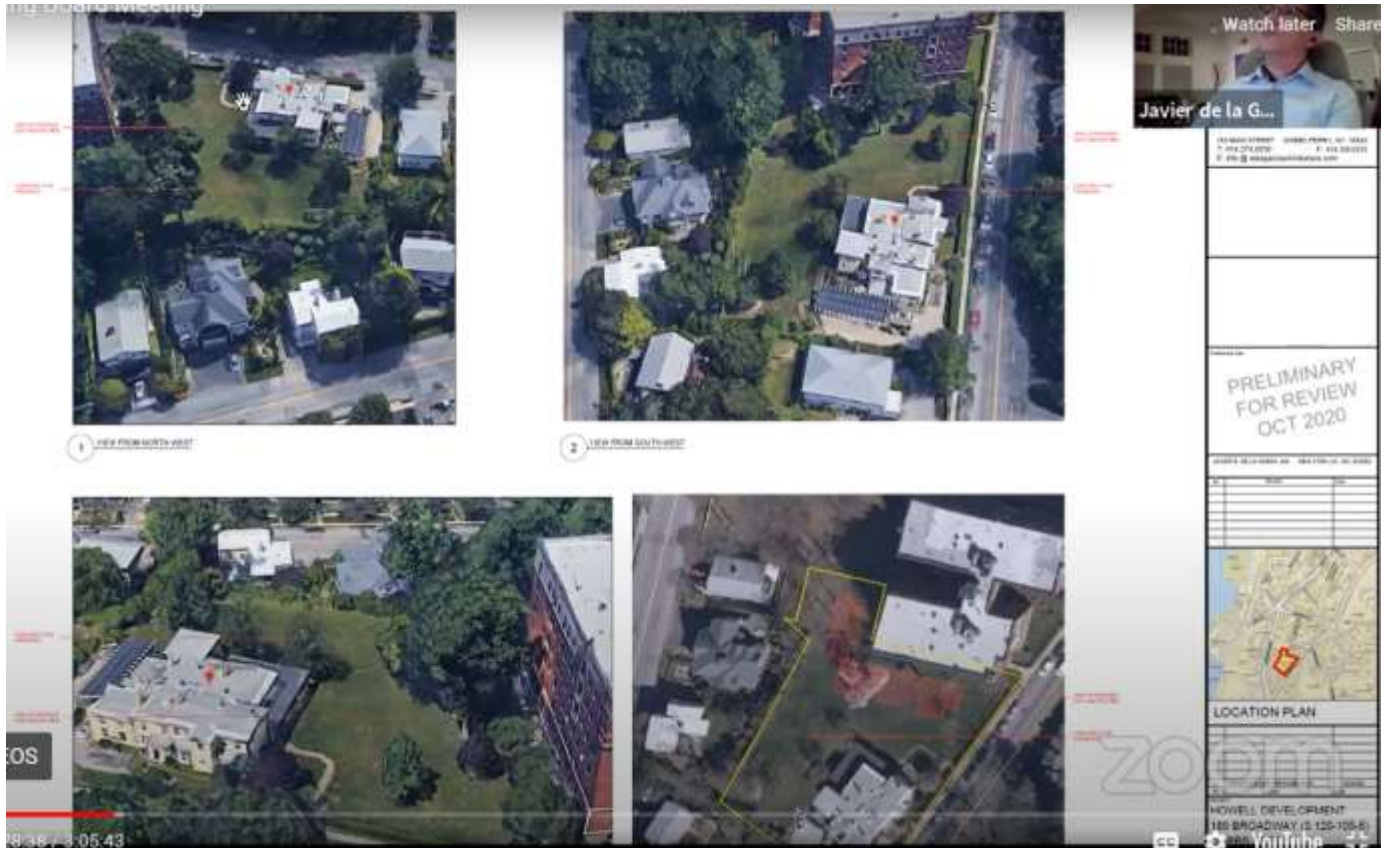
Discussion:

- Mr. De La Garza discussed the proposed application and displayed the following slides:

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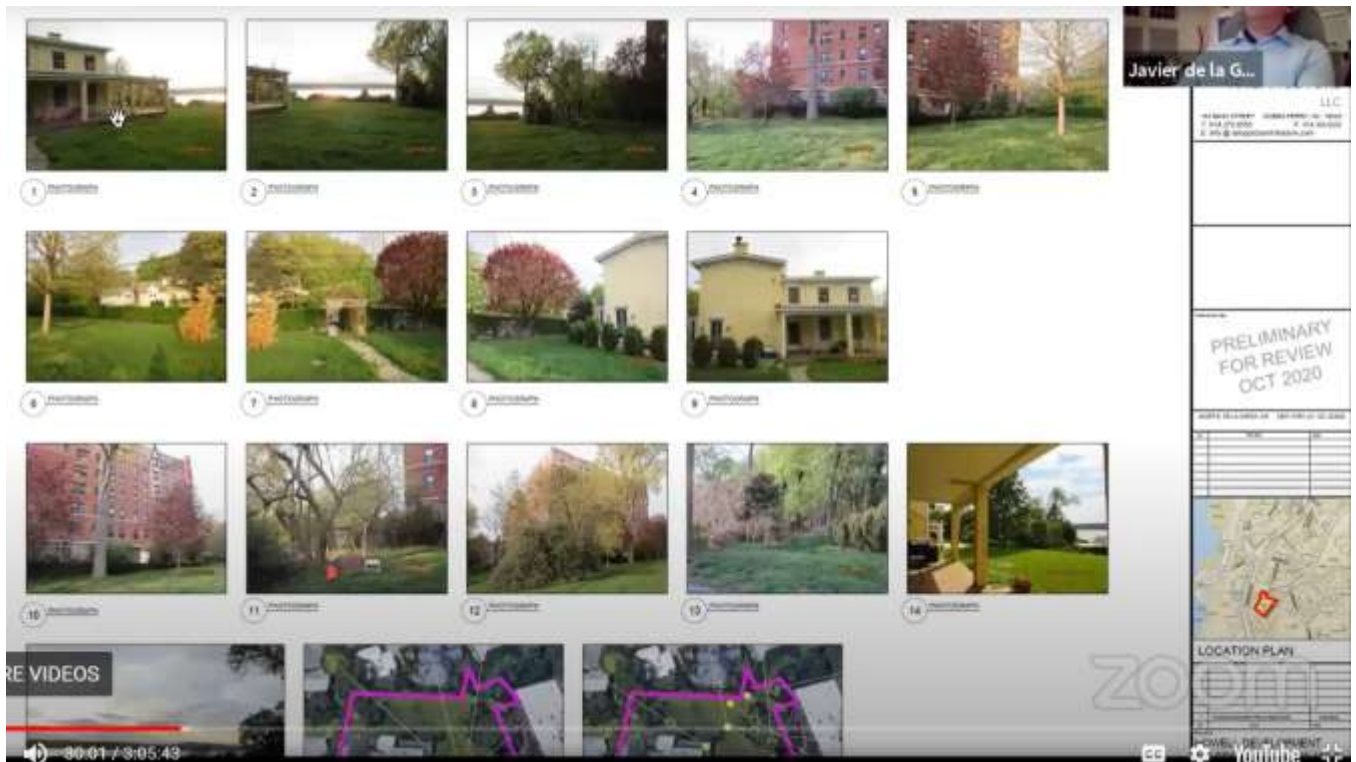
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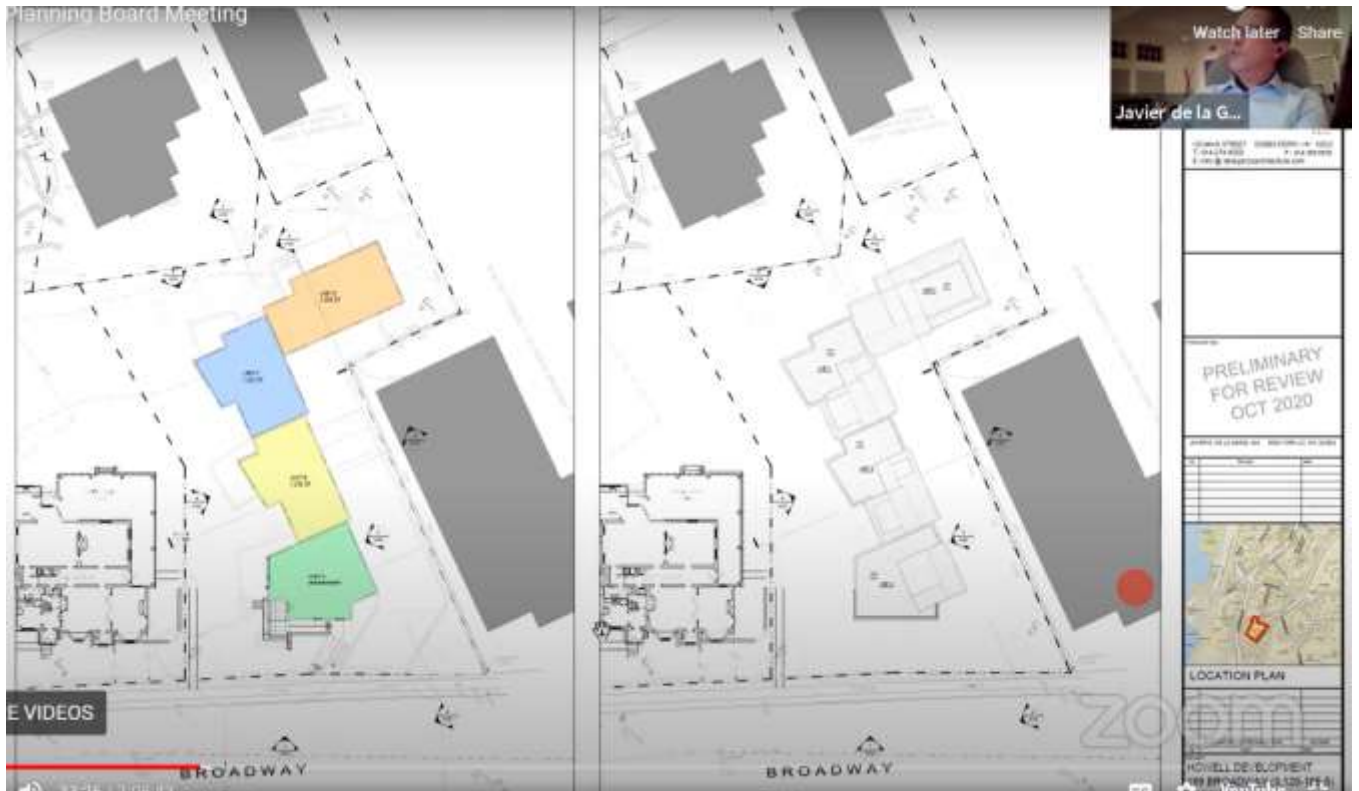


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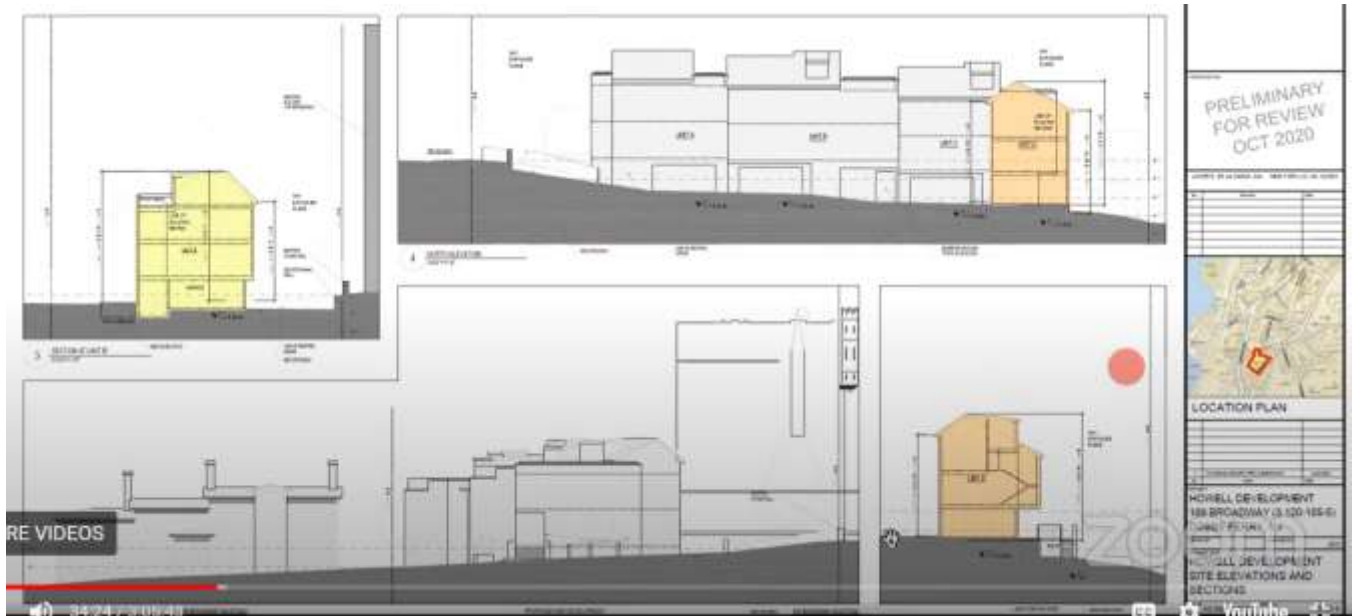




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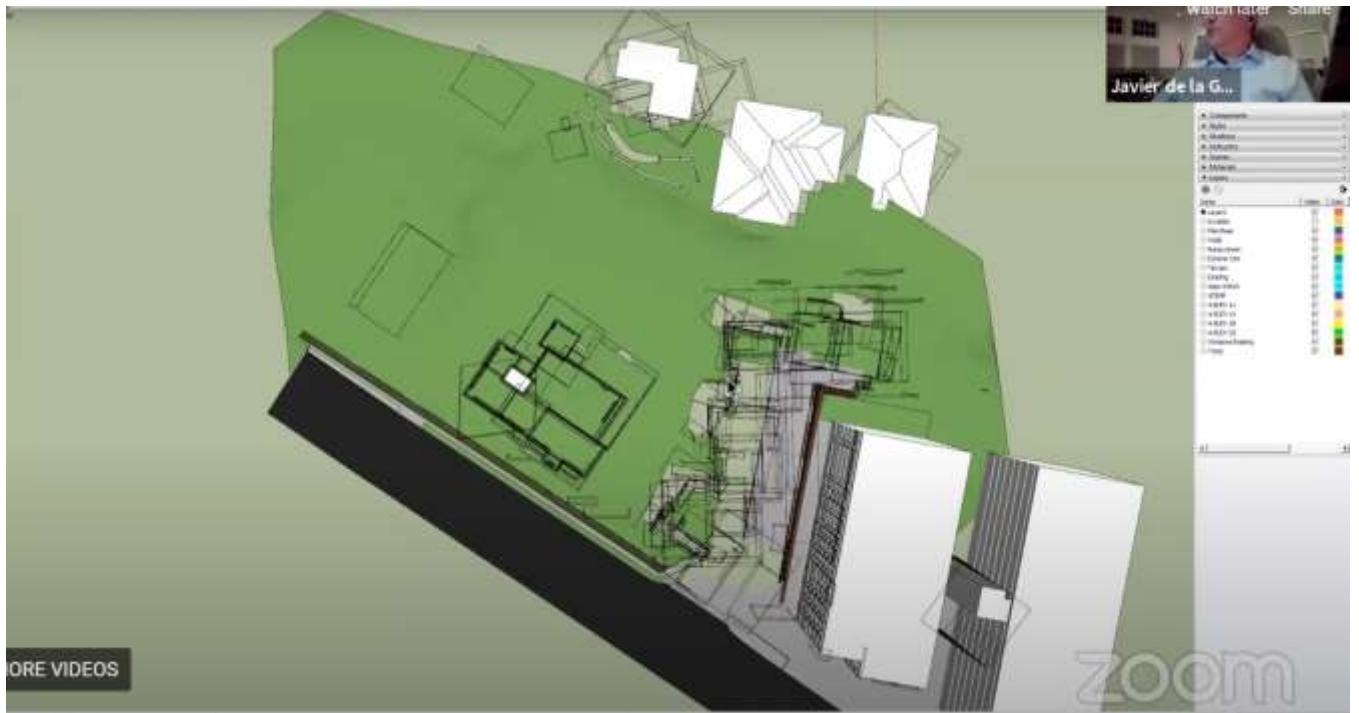
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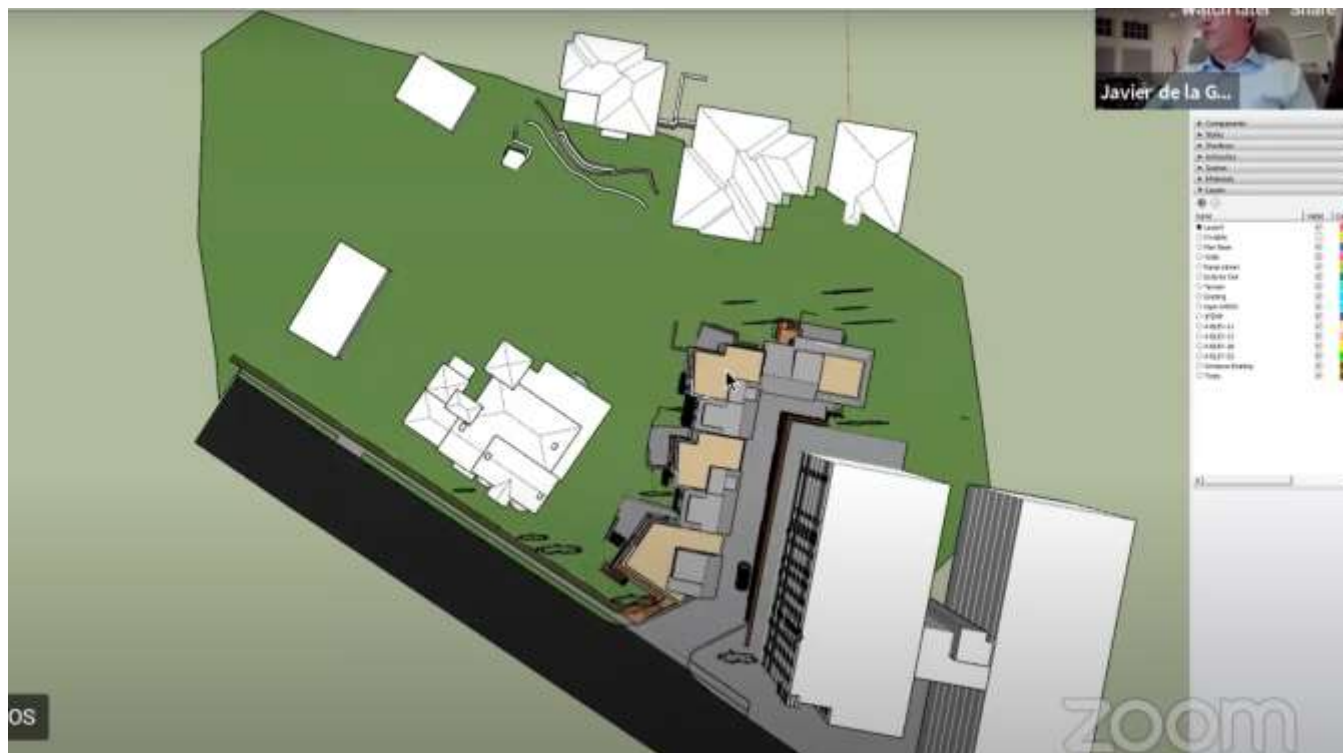
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- A discussion was held and Mr. De La Garza addressed questions from the Board.
- Mr. De La Garza said he will talk to Mr. Howell and see what he wants to come back with.

Action: None.

5. 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. Steinschneider discussed the proposed application and displayed the following slides:

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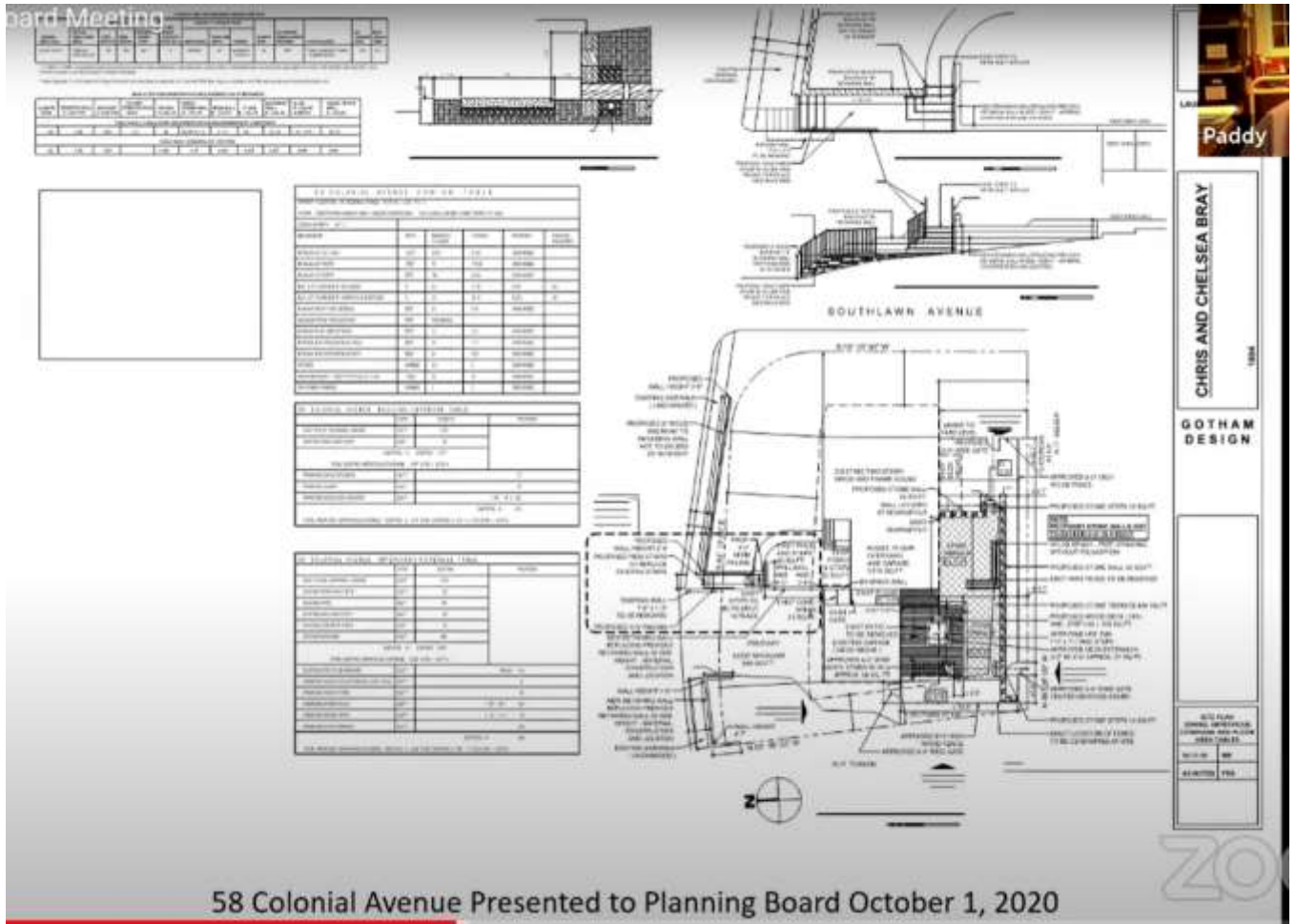
BRAY RESIDENCE 58 COLONIAL AVENUE



PLANNING BOARD
October 1, 2020

zoom

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58 Colonial Avenue Presented to AHRB August 24 2020



58 Colonial Avenue Presented to AHRB August 24 2020

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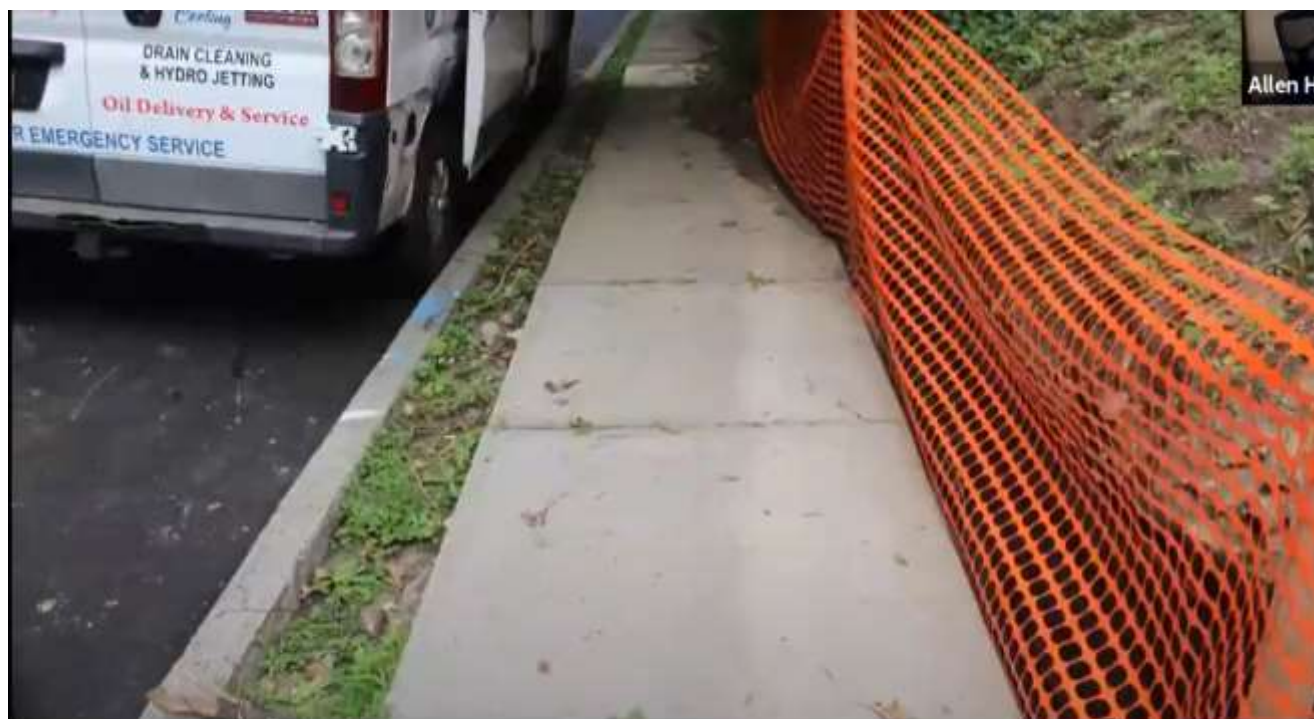


58 Colonial Avenue Presented to AHRB August 24 2020



58 Colonial Avenue Presented to Board of Trustees August 11, 2020

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58 Colonial Avenue Presented to Board of Trustees August 11, 2020



58 Colonial Avenue Presented to AHRB August 24 2020

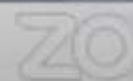
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58 Colonial Avenue Presented to AHRB August 24 2020



58 Colonial Avenue Presented to Board of Trustees August 11, 2020



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58 Colonial Avenue Presented to AHRB August 24 2020

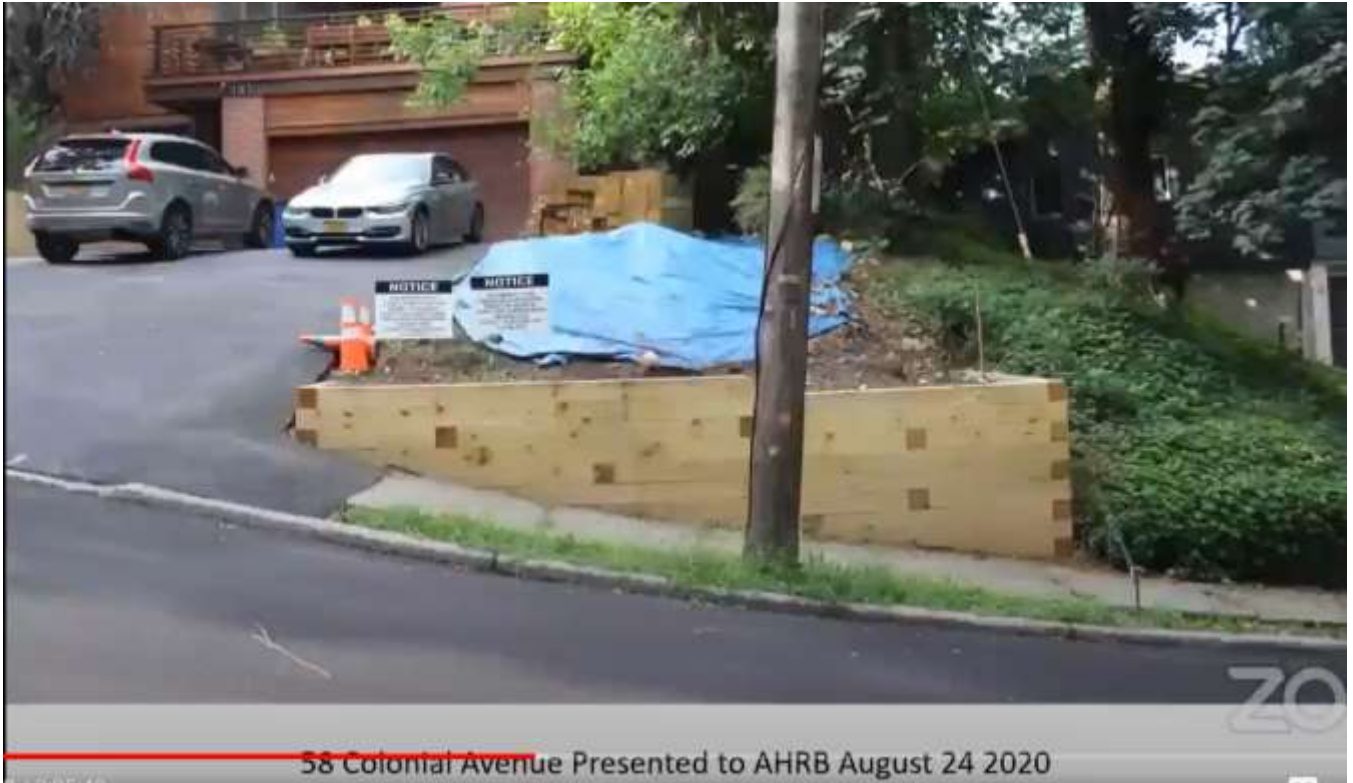


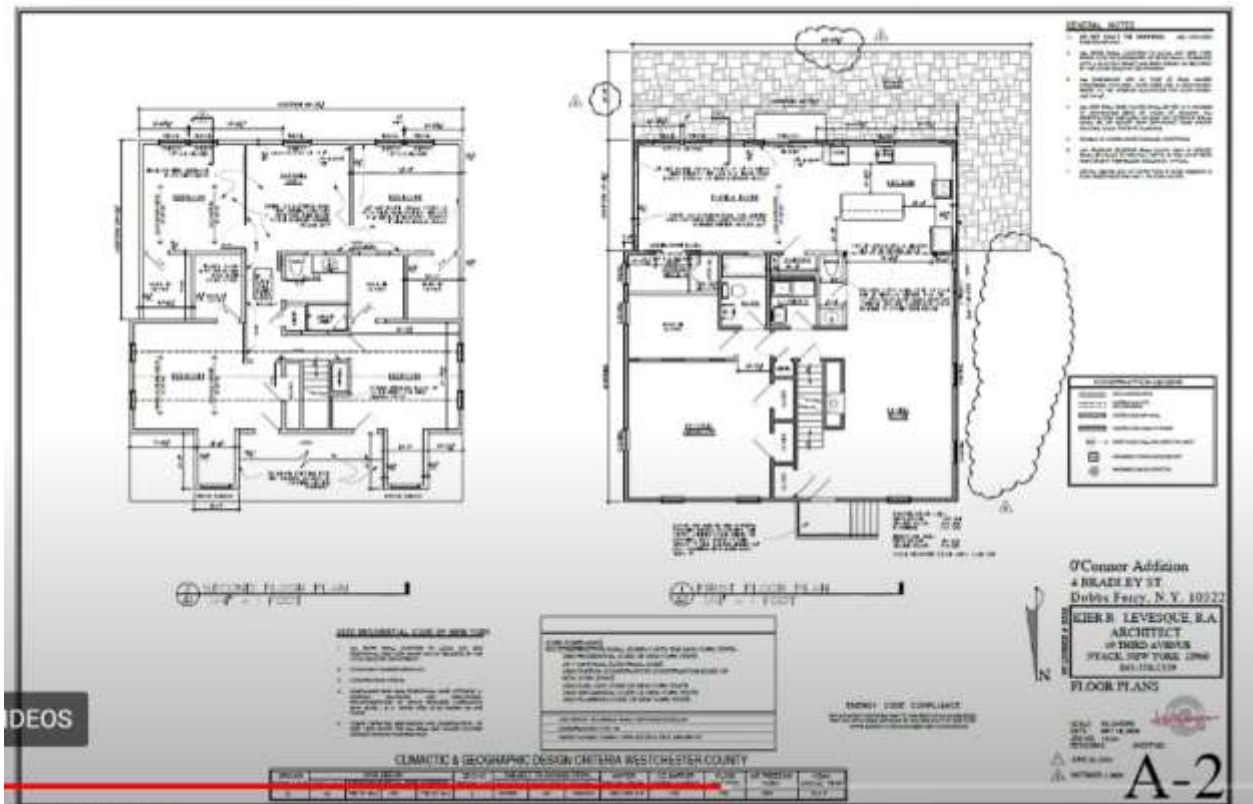
58 Colonial Avenue Presented to Board of Trustees August 11, 2020

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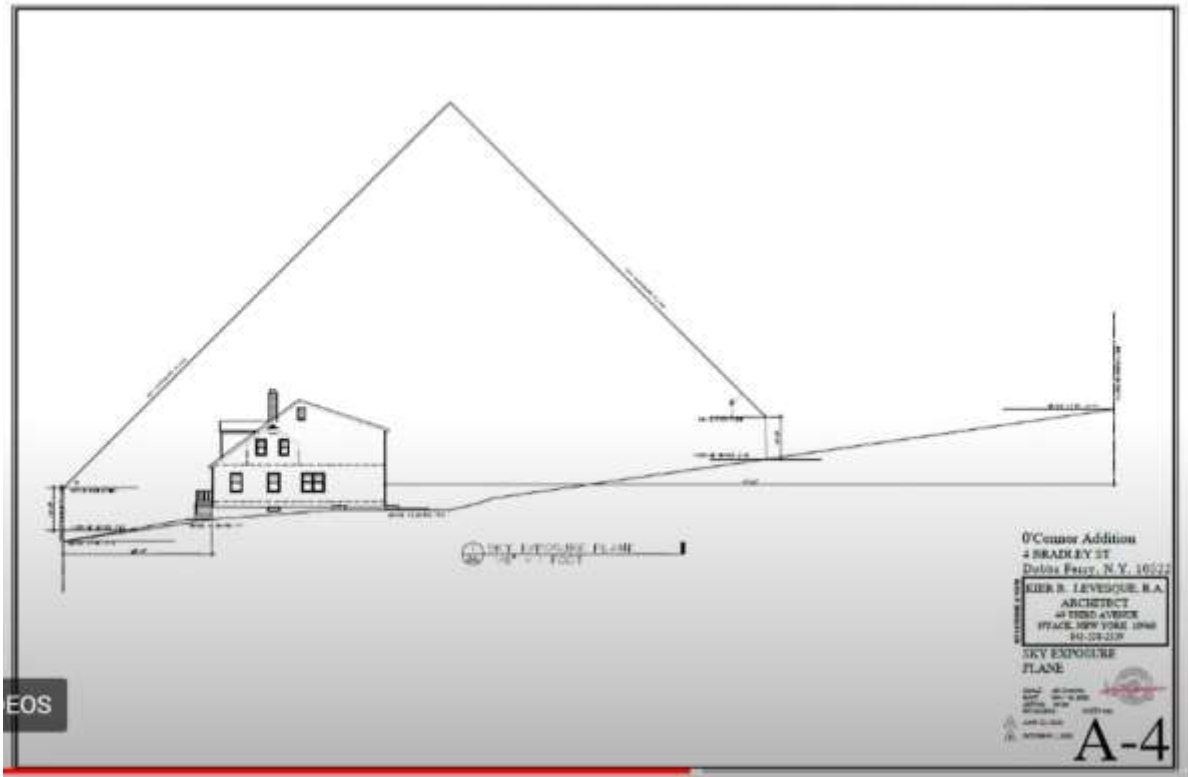


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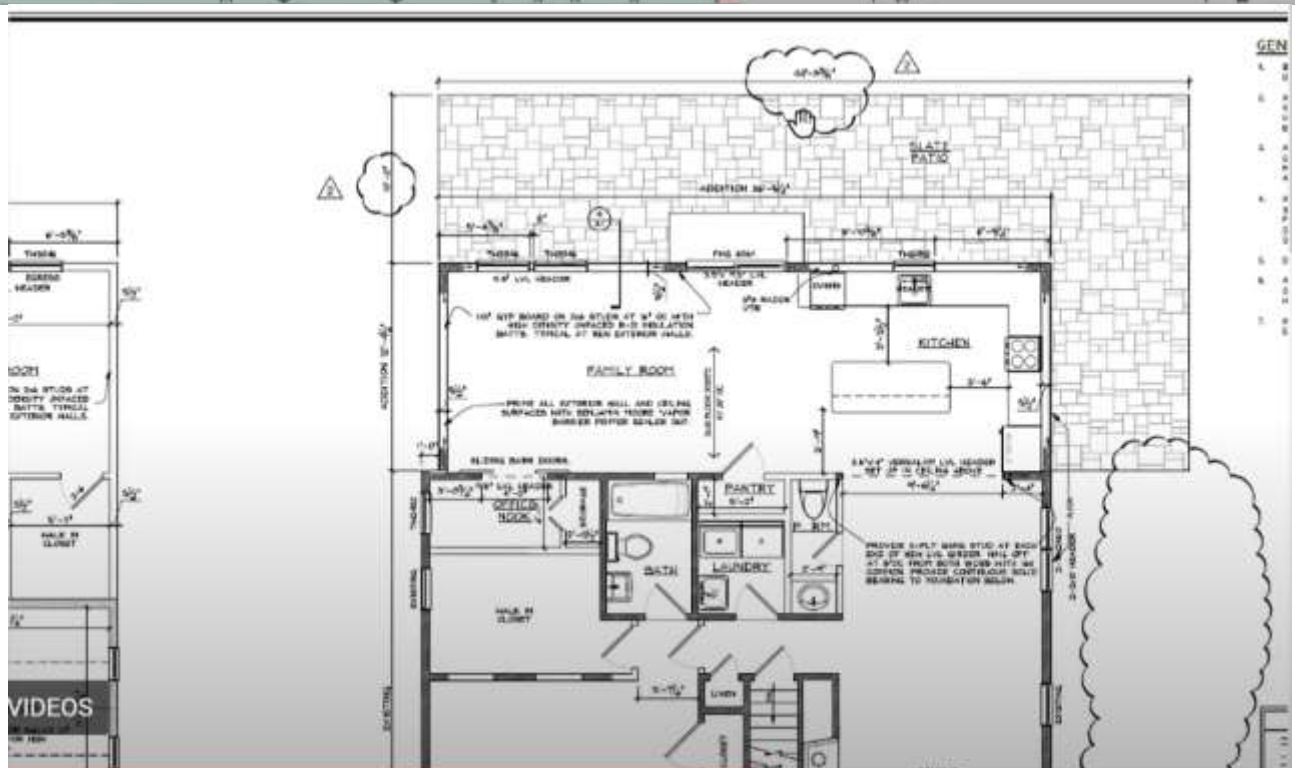
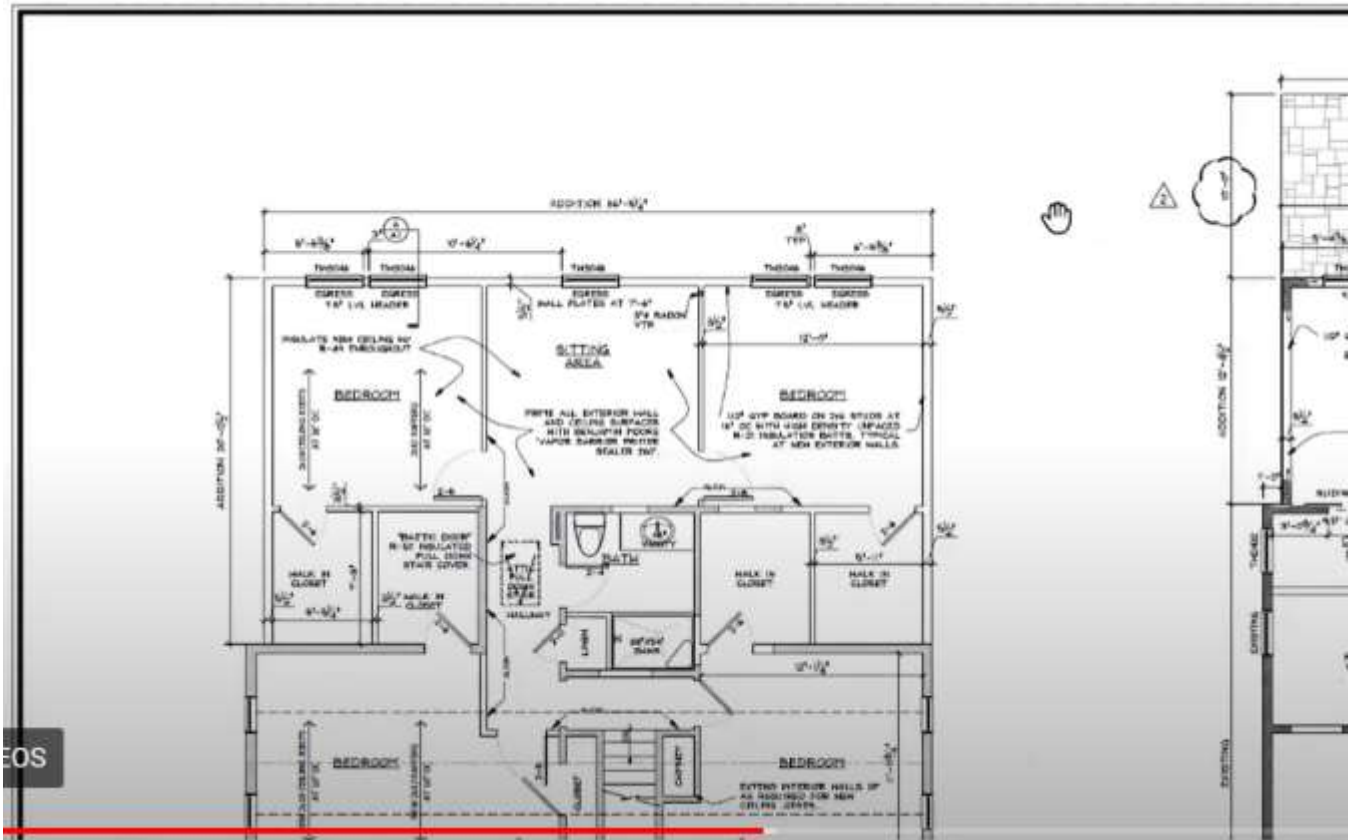




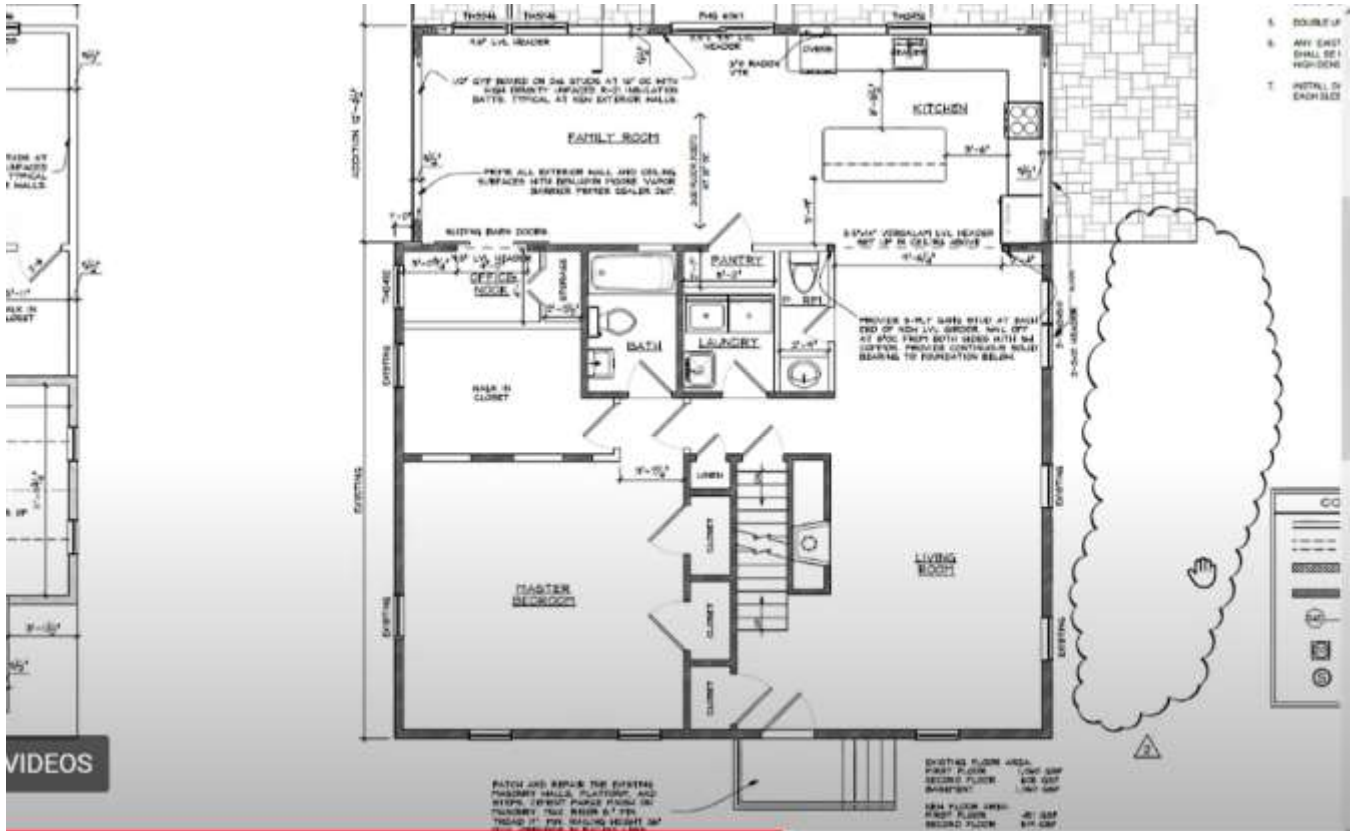
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- Mr. Manley said he does not think the applicant correctly interpreted the sky exposure. Mr. Manley said they will have to complete the other views and make sure they comply.
- A discussion was held and Mr. Senor addressed questions from the Board.

Action:

Motion by Chairman Hunter, seconded by Mr. Brosnahan to schedule a public hearing for the application of 4 Bradley Street –for Site Plan Review for Proposed Two (2) Story Rear Addition & New Patio, on November 5, 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 checked="" 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="1"/> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

7. 7 Fairlawn Avenue – Pre-submission Conference for Site Plan Review for Proposed New Retaining Wall

Mr. Daniel Fossner/Homeowner, Mr. Michael St. Pierre/SESI, and Mr. Alexander Barish/Engineer was present to represent the application.

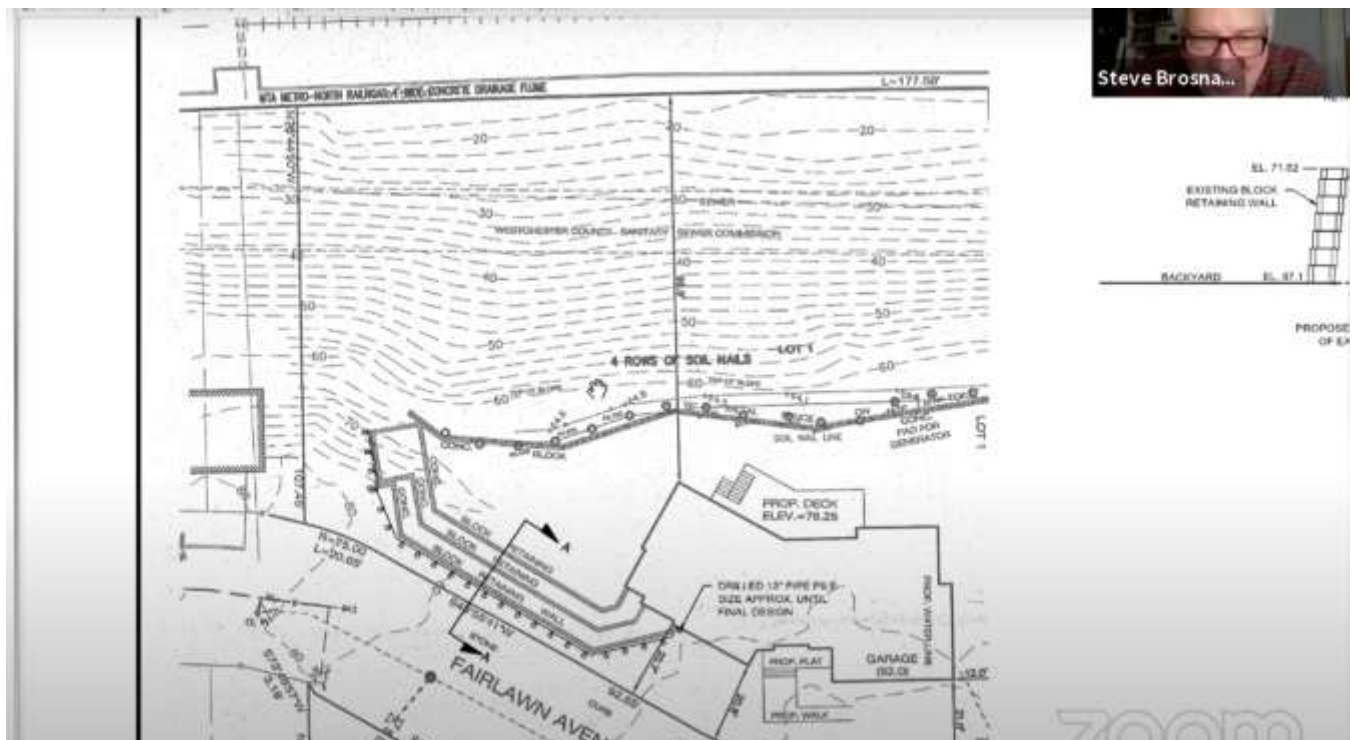
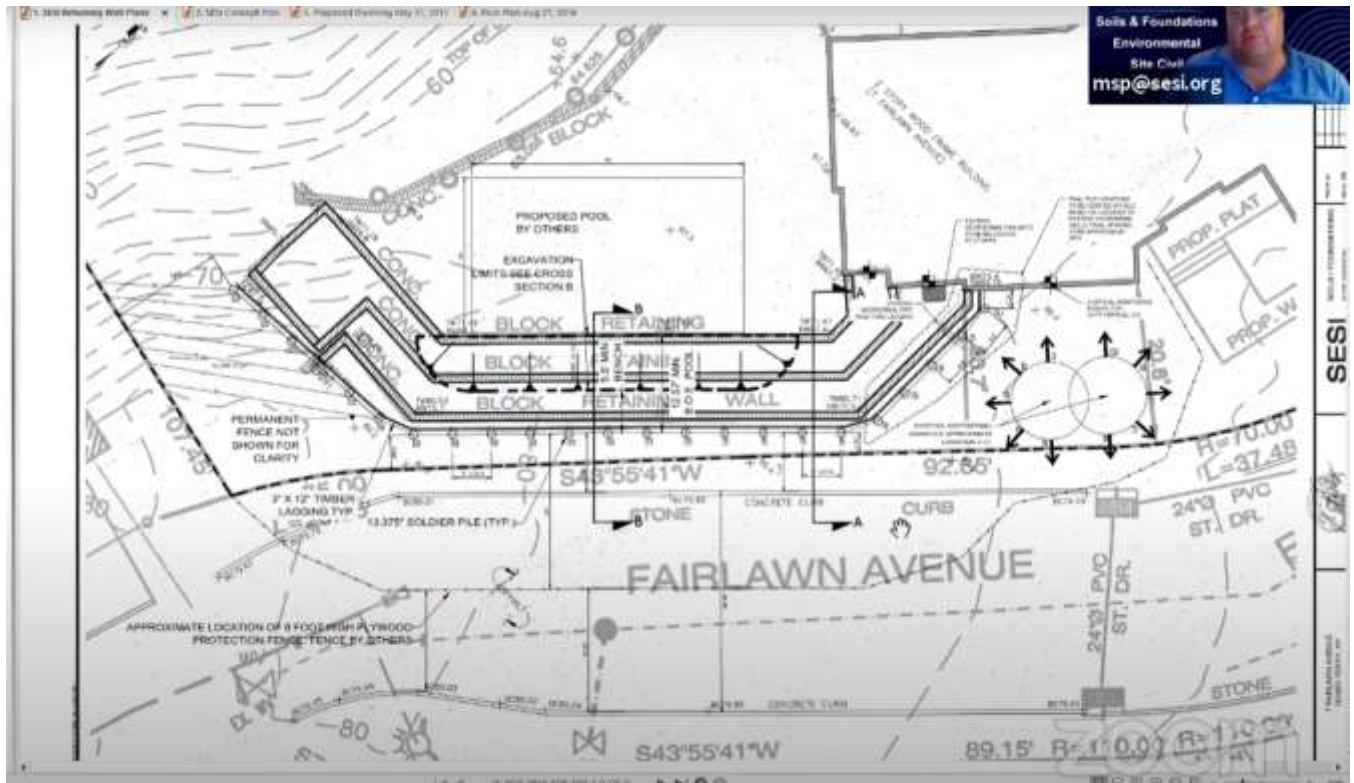
Discussion:

- Mr. Fossner discussed the proposed application.
- Mr. Barish and Mr. St. Pierre discussed the proposed application and displayed the following slides:

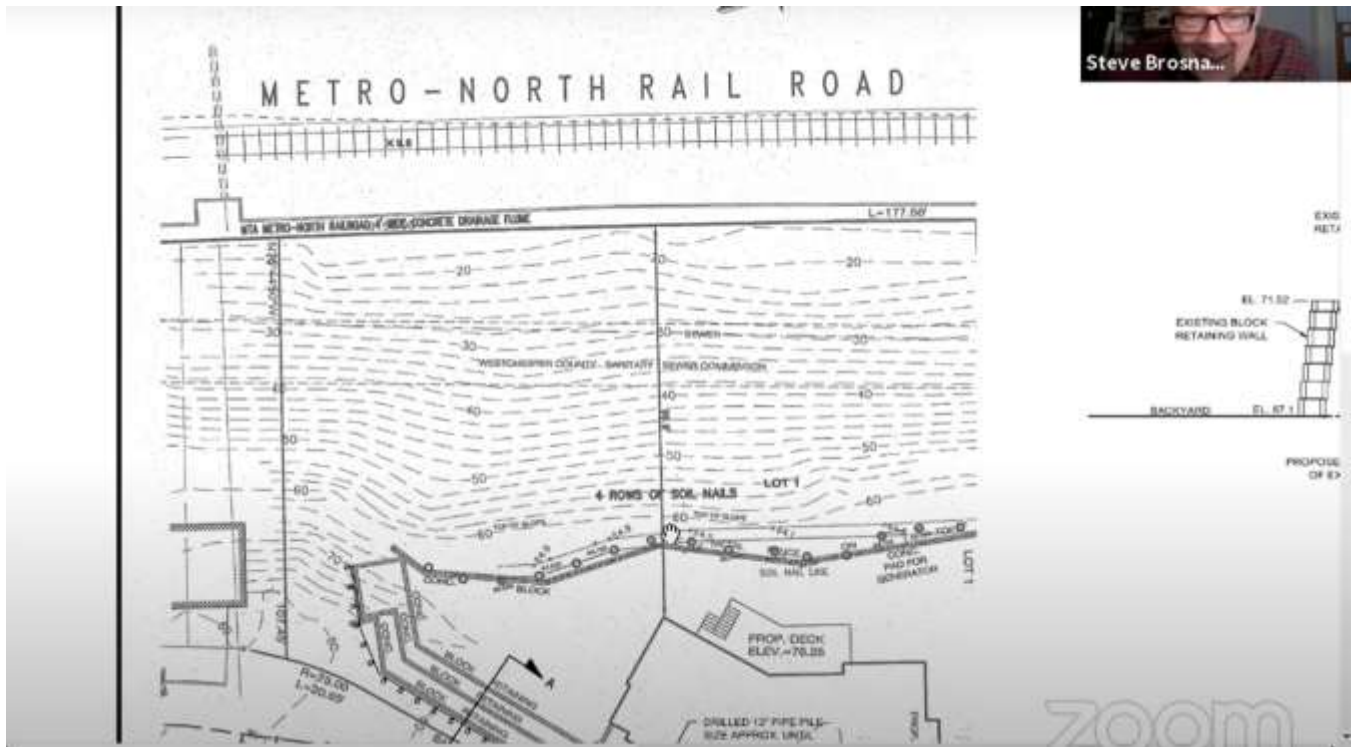
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- A discussion was held and Mr. St. Pierre addressed questions from the Board.
- Chairman Hunter said the applicant would respond to the Village's Consulting Engineer. Chairman Hunter said we would be calling for a public hearing at our next meeting.

Action:

Motion by Chairman Hunter, seconded by Mr. Brosnahan to schedule a public hearing for the application of 7 Fairlawn Avenue for Site Plan Review for Proposed New Retaining Wall on November 5, 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 checked="" type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

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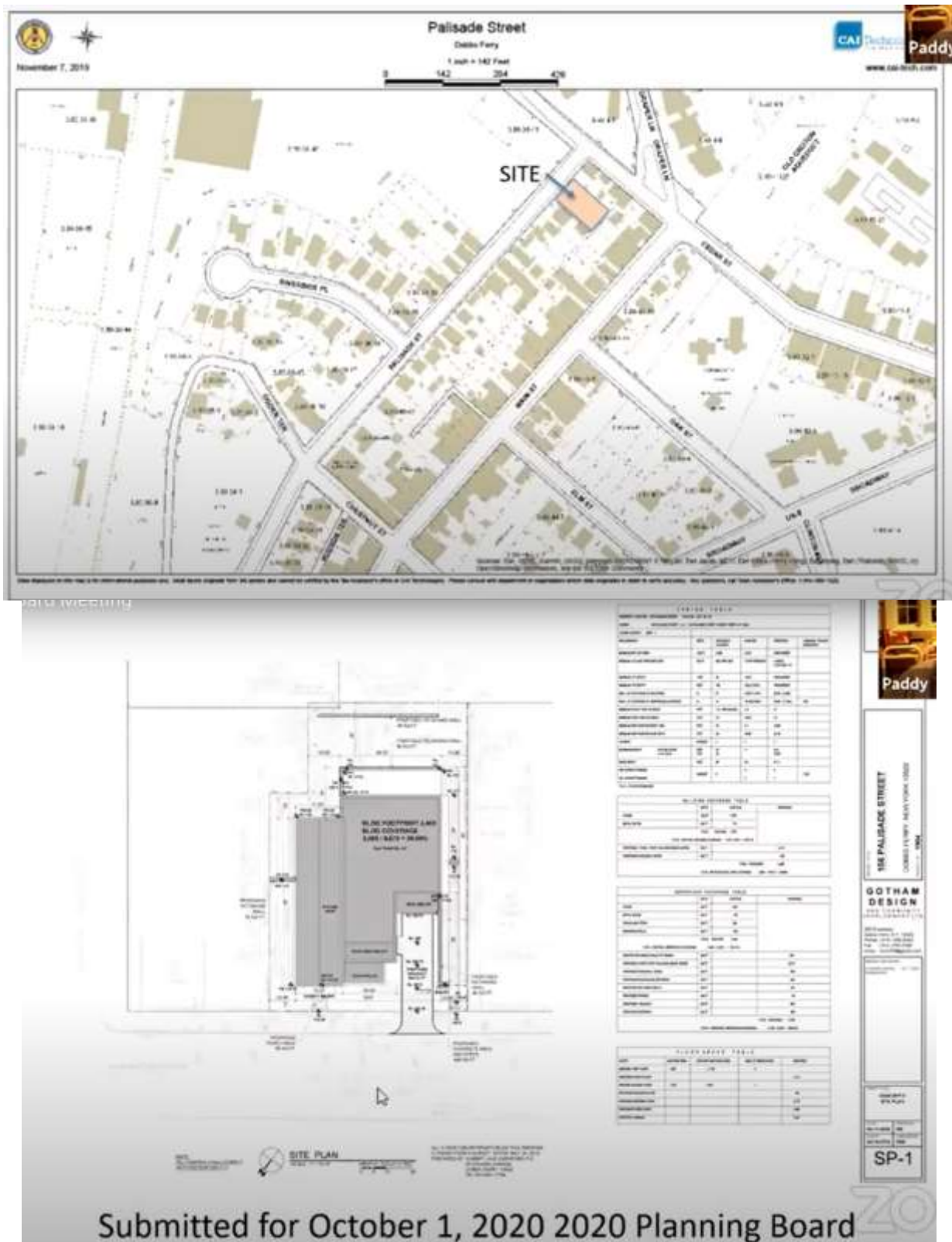
8. 156 Palisade Street – Continuation of Pre-submission Conference for Site Plan Review for Proposed New Multi Family Building

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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ZONING TABLE					
PROPERTY LOCATION: 108 PALMADAR STREET 100 (240' 3.00' 40' 30')					
OWNER: 108 PALMADAR STREET LLC 108 PALMADAR STREET DOUG PERRY, NY 10022					
ZONING DISTRICT: MCR-2					
REQUIREMENT	UNITS	REQUIRED/ALLOWED	EXISTING	PROPOSED	VARIANCE / VARIATION REQUESTED
MINIMUM NET LOT AREA	SQ. FT.	5,000	9,875	UNCHANGED	
MINIMUM LOT AREA PER DWELLING	SQ. FT.	800 PER UNIT	TO BE REMOVED	4 UNITS 3,200 (800 x 4)	
MINIMUM LOT WIDTH	FEET	50	75.87	UNCHANGED	
MINIMUM LOT DEPTH	FEET	100	102.4 (AVERAGE)	UNCHANGED	
MAX. LOT COVERAGE BY BUILDING	%	27	16.87 (1.67%)	38.08 (3.81%)	
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	34	20.75 (2.08%)	38.08 (3.81%)	YES
MINIMUM FRONT YARD SETBACK	FEET	10 (PREVAILING)	0.0	10	
MINIMUM REAR YARD SETBACK	FEET	25	75.25	25	
MINIMUM SIDE YARD SETBACK ONE	FEET	10	8.1	10.00	
MINIMUM SIDE YARD SETBACK BOTH	FEET	20	38.00	20.16	
STORIES	NUMBER	3	3	3	
MAXIMUM HEIGHT	PITCHED ROOF FLAT ROOF	FEET FEET	40 30	36.5 28.00	
DAVE HEIGHT	FEET	20	20	10.16	
OFF STREET PARKING	NUMBER	9	9	9	TBD
ON STREET PARKING					

TBD - TO BE DETERMINED

BUILDING COVERAGE TABLE			
	UNITS	EXISTING	PROPOSED
HOUSE	SQ. FT.	1,201	
METAL SHED	SQ. FT.	175	
	TOTAL	EXISTING: 1,377	
TOTAL EXISTING BUILDING COVERAGE: 1.47 (1.47% + 0.07%)			
PROPOSED THREE STORY BUILDING ABOVE GRADE	SQ. FT.		5,275
PROPOSED PORCHES / DECKS	SQ. FT.		380
	TOTAL PROPOSED		5,655
TOTAL PROPOSED BUILDING COVERAGE: 5.66 (5.66% + 3.89%)			

IMPERVIOUS COVERAGE TABLE			
	UNITS	EXISTING	PROPOSED
HOUSE	SQ. FT.	1,201	
METAL SHED	SQ. FT.	175	
WALKS AND STEPS	SQ. FT.	320	
RETAINING WALLS	SQ. FT.	400	
	TOTAL	EXISTING: 2,096	
TOTAL EXISTING IMPERVIOUS COVERAGE: 2.09 (2.09% + 0.18%)			
EXISTING RETAINING WALLS TO REMAIN	SQ. FT.		380
PROPOSED THREE STORY BUILDING ABOVE GRADE	SQ. FT.		5,275
PROPOSED PORCHES / DECKS	SQ. FT.		380
PROPOSED WALKS BELOW GRADE	SQ. FT.		380
PROPOSED RETAINING WALLS	SQ. FT.		100
PROPOSED PAVES	SQ. FT.		50
PROPOSED WALKWAY	SQ. FT.		400
PROPOSED DRIVEWAY	SQ. FT.		80
	TOTAL PROPOSED		6,765
TOTAL PROPOSED IMPERVIOUS COVERAGE: 6.76 (6.76% + 4.67%)			

Submitted for October 1, 2020 2020 Planning Board

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ZONING TABLE

PROPERTY LOCATION: 158 PALISADE STREET, 1ST FLOOR, 40-30
OWNER: 158 PALISADE STREET LLC, 158 PALISADE STREET, DOVER, PENN. 19380

REQUIREMENT	UNITS	REQUIRED ALLOWED	EXISTING	PROPOSED	VARIANCE NUMBER REQUESTED
MINIMUM LOT AREA	SQ.FT.	1,000	8,875	UNCHANGED	
MINIMUM LOT AREA PER DWELLING	SQ.FT.	800 PER UNIT	TO BE DETERMINED	8 UNITS 8,875 (100%)	
MINIMUM LOT WIDTH	FEET	30	35.47	UNCHANGED	
MINIMUM LOT DEPTH	FEET	100	123.4 (100%)	UNCHANGED	
MAX. LOT COVERAGE BY BUILDINGS	%	37	10.7 (1.47%)	38.8% (3.48%)	
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	34	25.9 (2.46%)	38.8% (3.48%)	100
MINIMUM FRONT YARD SETBACK	FEET	10.0 (MINIMUM)	0.0	0	
MINIMUM REAR YARD SETBACK	FEET	30	70.0	30	
MINIMUM SIDE YARD SETBACK - ONE	FEET	10	8.1	10.00	
MINIMUM REAR YARD SETBACK - TWO	FEET	30	30.0	30.0	
STORIES	NUMBER	3	3	3	
MAXIMUM HEIGHT - ATTACHED ROOF	FEET	30	31	30.0	
MAXIMUM HEIGHT - FLAT ROOF	FEET	30	30	30.00	
LAND HEIGHT	FEET	30	30	N/A	
OFF-STREET PARKING		8	8	8	
ON-STREET PARKING	NUMBER	8	8	8	100

TBD - TO BE DETERMINED

BUILDING COVERAGE TABLE

	UNITS	EXISTING	PROPOSED
HOUSE	SQ.FT.	1,000	
APRIL 2018	SQ.FT.	100	
TOTAL EXISTING	1,100		
TOTAL EXISTING BUILDING COVERAGE	1.1% (100% + 10.0%)		
PROPOSED THREE STORY BUILDING ABOVE GROUND	SQ.FT.		1,170
PROPOSED PORCHES / DECKS	SQ.FT.		100
TOTAL PROPOSED	1,270		
TOTAL PROPOSED BUILDING COVERAGE	1.4% (1.1% + 0.3%)		

IMPERVIOUS COVERAGE TABLE

	UNITS	EXISTING	PROPOSED
HOUSE	SQ.FT.	100	
APRIL 2018	SQ.FT.	100	
PAVING AND DRIVE	SQ.FT.	100	
RETAINING WALLS	SQ.FT.	100	
TOTAL EXISTING	400		
TOTAL EXISTING IMPERVIOUS COVERAGE	0.4% (100% + 0.4%)		
EXISTING RETAINING WALLS TO REMAIN	SQ.FT.		100
PROPOSED THREE STORY BUILDING ABOVE GROUND	SQ.FT.		1,170
PROPOSED PORCHES / DECKS	SQ.FT.		100
PROPOSED DRIVEWAYS / DRIVEWAYS	SQ.FT.		100
PROPOSED DRIVEWAY WALLS	SQ.FT.		100
PROPOSED PAVING	SQ.FT.		100
PROPOSED WALKWAY	SQ.FT.		100
PROPOSED DRIVEWAY	SQ.FT.		100
TOTAL PROPOSED	1,470		
TOTAL PROPOSED IMPERVIOUS COVERAGE	1.6% (1.4% + 0.2%)		

Submitted for October 1, 2020 2020 Planning Board

BUILDING SECTION A-A

BUILDING SECTION B-B

GARAGE / GROUND FLOOR PLAN

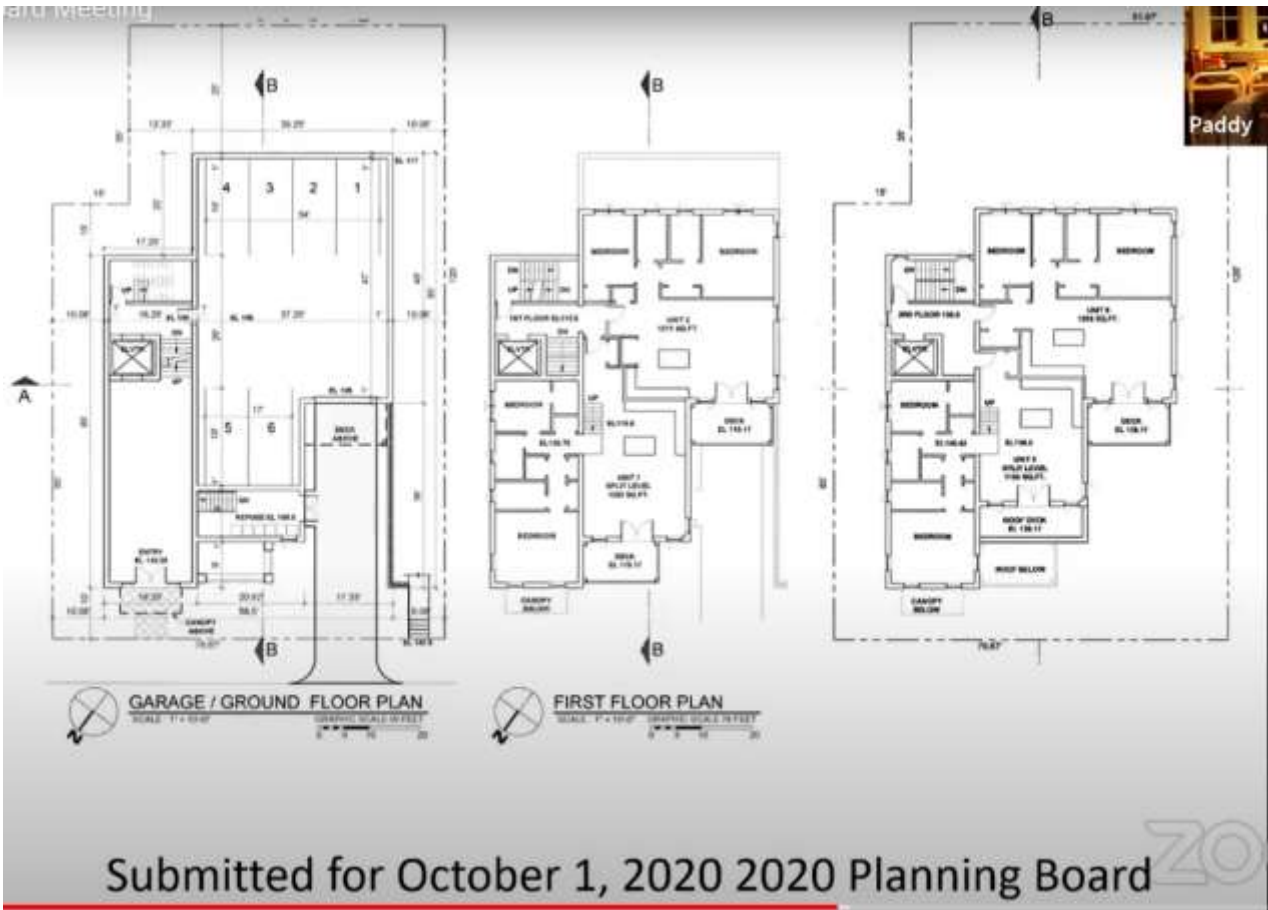
FIRST FLOOR PLAN

SECOND FLOOR PLAN

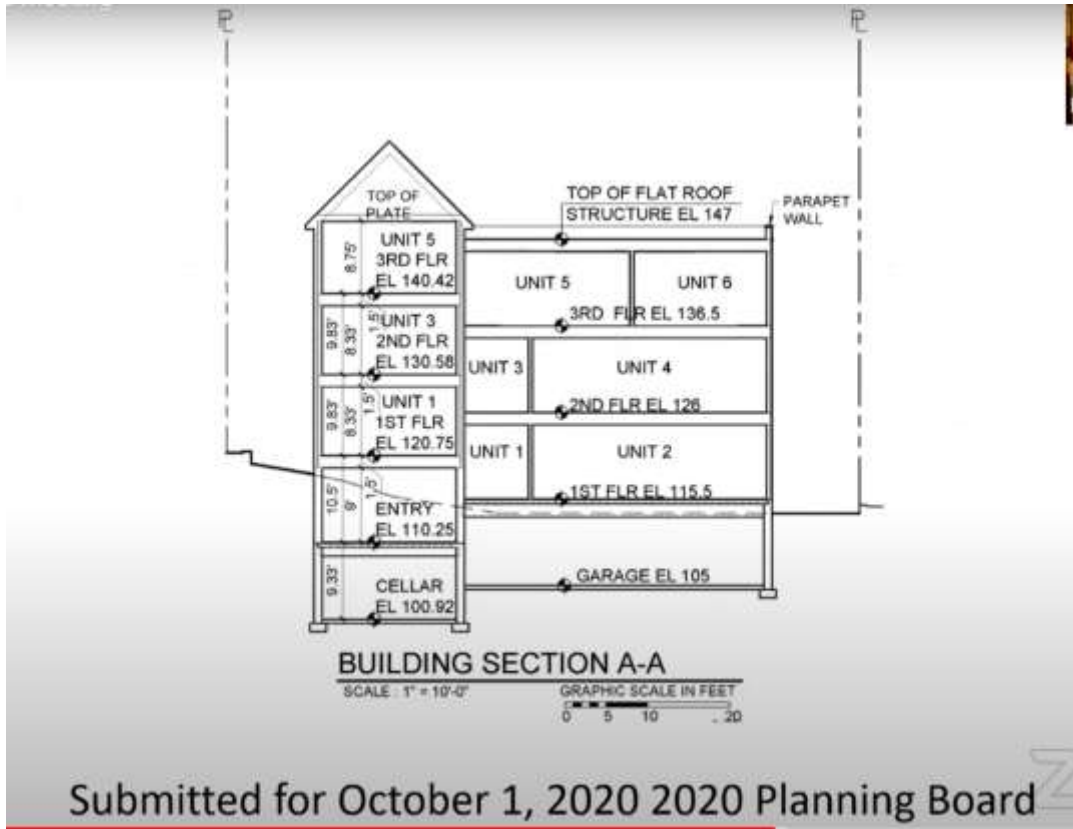
THIRD FLOOR PLAN

Submitted for October 1, 2020 2020 Planning Board

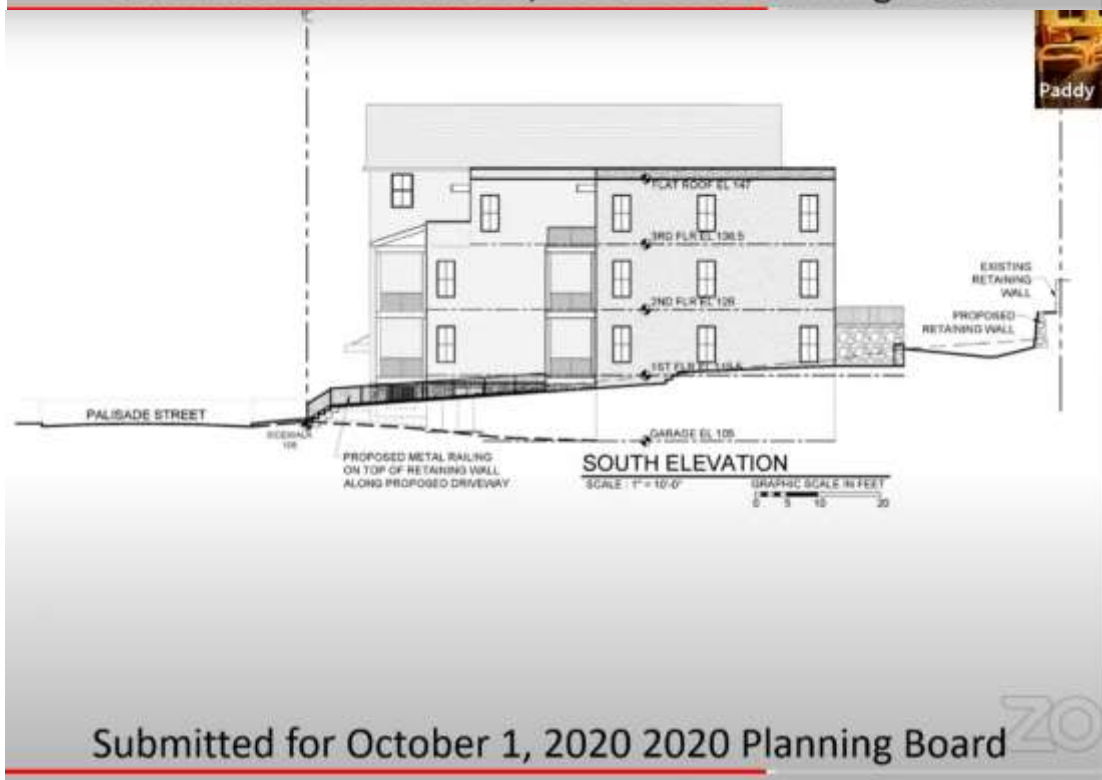
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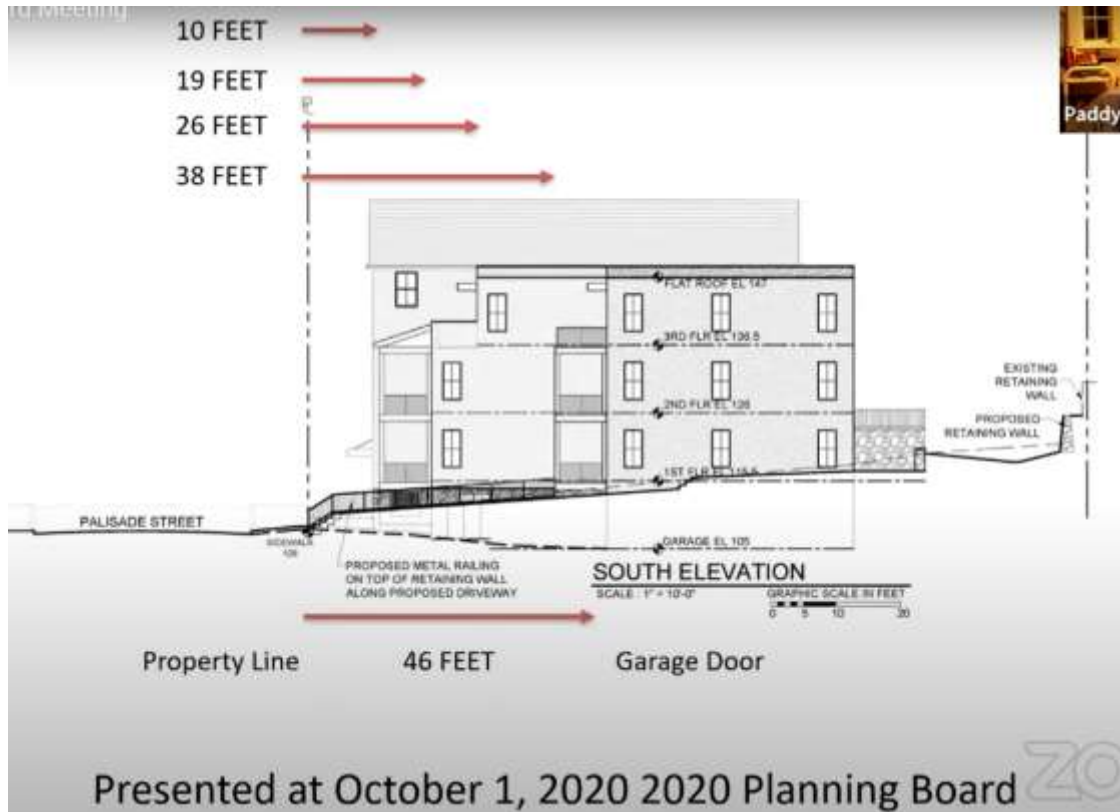
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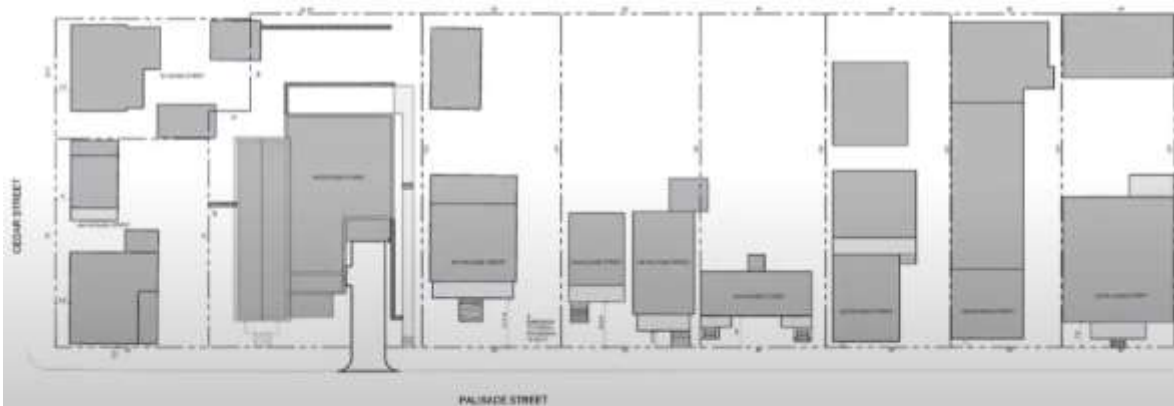
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Presented at September 3 2020 Planning Board



Submitted for October 1, 2020 2020 Planning Board

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ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING AREA (SQ.FT.)	BUILDING COVERAGE	FRONT SETBACK
83 CEDAR STREET	3	2	3,485	1,395	40.03 %	N/A
164 PALISADE STREET	2	3	3,920	1,141 + 483 = 1,624	41.66 %	0.5
156 PALISADE STREET	1	8	8,675	3,469	39.99 %	5.8 10 *
154 PALISADE STREET	2	4	6,098	1,431 + 522 = 1,953	32.03 %	17.5
150 + 148 PALISADE STREET	2	4	6,098	1,135 + 687 = 1,822	29.88 %	16.5 AND 4.5
144 PALISADE STREET	1	2	5,227	823	15.75 %	10
142 PALISADE STREET	2	4	5,227	1,680 + 810 = 2,490	47.64 %	1
138 PALISADE STREET	1	8	4,368	3,196	73.37 %	1
134 PALISADE STREET	1	5	4,792	2,968	61.94 %	7.5
THE AVERAGE BUILDING SITE COVERAGE EXISTING WITHOUT 156 PALISADE STREET IS 42.76 %. WITH 156 PALISADE STREET AS PROPOSED INCLUDED, THE AVERAGE BUILDING SITE COVERAGE WOULD BE 42.46 %					TOTAL 64.3 / 9 = 7.1444	64.3 FEET DIVIDED BY 9 PROPERTIES EQUALS A PREVAILING SETBACK OF 7.1444 FEET
						* PROPOSED BUILDING

FRONT SETBACK NOTE:
ALL THESE DIMENSIONS WERE TAKEN AT THE PROPERTIES BY MEASURING THE FRONT OF THE BUILDING TO THE STREET SIDE OF THE CURB. THE CONTROL WAS ESTABLISHED BY 104, 136 AND 154 PALISADE STREET, WHICH ARE SHOWN ON THE SURVEY. THIS RESULTED IN A DIMENSION FROM THE STREET SIDE OF THE CURB TO THE PROPERTY LINE OF 9 FEET. WE THEN SUBTRACTED 9 FEET FROM EACH MEASUREMENT TO DETERMINE THE SETBACK. OBSERVATION INDICATED THAT THE CURB IS A STRAIGHT LINE, AS ARE THE FRONT PROPERTY LINES. THE ACTUAL CALCULATION USED FOR 156 IS 5.8 FEET. ALTHOUGH THE SURVEY INDICATED AN ACTUAL SETBACK OF 5.5 FEET, WE INCLUDED THIS DEVIATION IN OUR CALCULATIONS TO HAVE ANY ERROR INCREASE THE SETBACK, INSTEAD DECREASE THE SETBACK TO COMPENSATE FOR ANY DEVIATION IN THE MEASUREMENTS TAKEN. THIS IS AN ERROR ALLOWANCE OF 0.2 FEET WHICH IS 2.4 INCHES. THIS ADJUSTS FOR ANY INSTANCE IN WHICH THE TAPE MEASURE WAS NOT PERFECTLY PERPENDICULAR TO THE PROPERTY LINE OR NOT PERFECTLY LEVEL.

Submitted for October 1, 2020 2020 Planning Board

- Mr. Steinschneider said they would like to move forward with this being the formal application and to start the public hearing.
- A discussion was held and Mr. Steinschneider addressed questions from the Board.
- Mr. Michael Lang/Property owner, addressed the Board and said he would like this to go to a public hearing.
- The discussion continued and Mr. Steinschneider addressed questions from the Board.
- Chairman Hunter said it would be if the applicant did a couple of things, and one would be to send it to the AHRB.
- Mr. Manley suggested moving this item to the front of the agenda and inviting the AHRB for a joint meeting for this project, so the Boards can sit down together to discuss the proposed application.
- Mr. Steinschneider said he could show the presentation to the AHRB prior to the meeting, with no comment or discussion, so it's not the first time the AHRB is seeing it.

Action:

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 November 5, 2020. The applicant will forward presentation to the AHRB prior to the November 5, 2020 meeting for preliminary input. The item will be at the front of the agenda and the AHRB will be invited to attend the meeting to jointly discuss the proposed application.

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

This item will be continued at the November 5, 2020 meeting.

10. Recreation Fee – Referral From the Board of Trustees to Review Possible Step Pricing

Mr. Manley submitted the following proposed amendment to recreation fees:

Proposed Amendment to REC fees

9/8 Members of the BOT have asked the Planning Board to review the REC fee for new dwelling units. As is today all newly created dwelling units, whether newly built or converted in an existing building space, must pay a fee to offset the Villages' future needs for additional parks and recreation amenities and programs.

10/1 Planning Board votes unanimously to recommend the below scale to the BOT.

The current fee is a flat \$10,000/dwelling unit. One trustee suggested it might be scaled by size.

I have written a possible way to address that question:

Studio fee = \$6,000

1 bedroom fee = \$8,000

2 bedroom fee = \$10,000

3 bedroom fee = \$12,000

4 bedroom fee = \$14,000 + \$2,000 per bedroom above.

I believe this will still generate equal amounts with a more fair distribution of costs. The other question may be, do we charge for additional bedrooms added under a building permit to legalize, build additions or convert added occupied space in an existing dwelling unit?

Ed Manley

Village Administrator

Deputy Mayor Cassell said a project came to the Board of Trustees that was adding an apartment to a building in the downtown and it was a one bedroom apartment and they were assessed the \$10,000.00 recreation fee. Deputy Mayor Cassell said the building had more apartments at one time, they went to less apartments, and now they want to bring back another apartment, and we were going to assess them the \$10,000.00 because it is a new apartment. Deputy Mayor Cassell said the discussion included why should a one bedroom apartment in an apartment house, pay the same amount as a five bedroom single

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family home. Deputy Mayor Cassell said if the idea for the recreation fee was to help alleviate the demands made on recreation, then that didn't seem to be fair, so we thought it might be a good idea to look at this to see if we could come with something that would be fair and maybe even get us some more small apartments if they didn't have to pay the huge recreation fee. Deputy Mayor Cassell said the Board thought it was a good time to look at this.

Mr. Manley discussed the proposed amendments to the recreation fees.

A discussion was held and Mr. Manley addressed questions from the Board.

The Board felt that the proposed fees were reasonable.

Mr. Pozin said as long as the Planning Board finds this favorable then the Board of Trustees can proceed on trying to establish this sliding scale.

Motion by Chairman Hunter, seconded by Mr. Lane to approve the proposed amendments to the recreation fees as submitted by Mr. Manley, as follows:

Studio fee = \$6,000

1 bedroom fee = \$8,000

2 bedroom fee = \$10,000

3 bedroom fee = \$12,000

4 bedroom fee = \$14,000 + \$2,000 per bedroom above.

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				

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Motion by Chairman Hunter, seconded by Mr. Brosnahan 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 ALTEANAATE 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 11:06 p.m.