

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
Trustee Liaison Donna Cassell
Daniel Pozin, Attorney for the Village
Dwight H. Douglas, Village Consulting Planner
George Pommer, Village Consulting Engineer
Ms. Alissa Fasman

EXCUSED: None.

The Board discussed the use of Zoom for this evening's meeting.

Ms. Fasman addressed questions from the Board and discussed instructions for the use of Zoom.

Chairman Hunter opened the meeting.

1. Adopt minutes for Planning Board meetings January 9, 2020, February 6, 2020 and March 5, 2020

Chairman Hunter thanked the Village Clerk for the tremendous effort she puts in to do the minutes.

Motion by Chairman Hunter, seconded by Mr. Hale to approve the meeting minutes of January 9, 2020 as submitted.

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

Motion by Chairman Hunter, seconded by Mr. Hale to approve the meeting minutes of February 6, 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 BROSNANAN	<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 checked="" type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	1 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Motion by Chairman Hunter, seconded by Mr. Hale to approve the meeting minutes of March 5 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 BROSNANAN	<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 checked="" type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	5 AYE	0 NAY	1 ABSTAIN	0 RECUSE	0 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

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2. 23 Manor Place – Continuation of Public Hearing for Site Plan Approval for Proposed New Driveway

Mr. Jacob Amir/Attorney, Ms. Tessa Uchita/Engineer and Mr. John Pisa were present to represent the application.

Discussion:

- Mr. Amir discussed the proposed application and issues regarding fees they have been charged.
- Chairman Hunter said the Board is not in a position to go forward until the issues with fees charged is resolved.
- Mr. Pozin said it is not up to the Board to determine fees charged to the applicant or if the fees were reasonably incurred. Mr. Pozin said the Building Department has already made a determination and the Village Administrator has concurred in that determination that all of the fees that have been charged have been reasonably incurred as a result of the application and changes to the application. Mr. Pozin said the Board has the authority to either table the application until the fees are paid or the Board can make a determination on the application with a condition that the fees be paid prior to a Building Permit being issued.
- Mr. Manley said the resolution would include a line that states “all due fees will be paid before the permit is issued”.
- A discussion was held and Mr. Amir and Mr. Pisa addressed questions from the Board.
- Chairman Hunter acknowledged receiving correspondence from Mr. Stephen Sudak/23 Highland Avenue and Mrs. Lynn Sudak/23 Highland Avenue.
- The following people addressed the Board: Mr. Stephen Sudak/23 Highland Avenue; Ms. Karen Spadaro/27 Highland Avenue; and Ms. Lynn Sudak/23 Highland Avenue.
- The discussion continued and Mr. Pommer, Mr. Manley and Mr. Douglas addressed questions from the Board.
- Ms. Uchita addressed the Board regarding the engineering of the project.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to continue the public hearing for the application of 23 Manor Place to the next meeting of the Board on June 4, 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 checked="" type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
VOTE TOTALS	<div>5</div> AYE	<div>0</div> NAY	<div>1</div> ABSTAIN	<div>0</div> RECUSE	<div>0</div> ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

3. 189 Broadway – Continuation of Pre-submission Conference for Proposed Minor Subdivision & Site Plan Review

No one was present to represent the application.

Discussion:

- Mr. Manley said the applicant for 189 Broadway does not have new plans and has requested a continuance.

Action:

Motion by Chairman Hunter, seconded by Mr. Brosnahan to continue the application of 189 Broadway - pre-submission conference for proposed minor subdivision and site plan review to the next meeting of the Board on June 4, 2020, at the request of the applicant.

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

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4. 12 Irving Place – Continuation of Pre-submission Conference for Proposed New One Family Residence with Two (2) Car Garage

No one was present to represent the application.

Discussion:

- Mr. Manley said there are no new plans and that the applicant has requested a continuance.

Action:

Motion by Chairman, seconded by Mr. Brosnahan to continue the application of 12 Irving Place - pre-submission conference for proposed new one family residence with two (2) car garage, to the next meeting of the Board on June 4, 2020, at the request of the applicant.

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

5. 156 Palisade Street – Continuation of Pre-submission Conference for Site Plan Review for Proposed New Multi Family Building with Basement Garage

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

Discussion:

- Mr. Steinschneider gave an update on the proposed application. Mr. Steinschneider said they have not done anything since the last meeting because he understands that there is an issue which needs some form of resolution before we can really go to a further step and this is in regard to where the Board stands on the percentage of building and impervious coverages.
- A discussion was held and Mr. Steinschneider addressed questions from the Board.

Action:

Mr. Manley said we will set up a doodle poll to see when would be a good date for a work session; and he will look at the budget to see if there are funds available to hire an outside consultant.

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The application of 156 Palisade Street - pre-submission conference for site plan review for proposed new multi family building with basement garage, will be continued to the next meeting of the Board on June 4, 2020.

6. 37 Devoe Street – Public Hearing for Minor Subdivision Approval, Merge Two Adjacent Property Lots

Motion by Chairman Hunter, seconded by Ms. Haupt to open the public hearing for the application of 37 Devoe Street – minor subdivision approval, merge adjacent property lots.

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

Ms. Laurel Gaffney was present to represent the application.

Discussion:

- Ms. Gaffney discussed the proposed application.
- Mr. Manley said there isn't any problem with the application as proposed.
- Mr. Douglas said a resolution was prepared and sent to the Board.
- No one from the public commented on the proposed application.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to close the public hearing for the application of 37 Devoe Street for minor subdivision approval, merge two adjacent property lots.

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

Chairman Hunter offered the following resolution which was seconded by Mr. Hale:

RESOLUTION 2-2020

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY PLANNING BOARD VILLAGE
GRANTING SUBDIVISION APPROVAL FOR THE MERGER OF TWO ADJOINING LOTS
37 Devoe Street**

WHEREAS, Raymond and Melissa Thompson, owners, have applied for subdivision approval to merge two adjoining lots which they own at 37 Devoe and denoted on the tax assessment maps as Section 3.90, Block 51, Lot 20, and Section 3.90, Block 51, Lot 04 and located in the OF-6 zoning district, and

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

“Title Sheet”, Revised 4/2/20, Sheet T-100.00.
“Final Plat and Survey”, Revised 4/2/20, Sheet SP-100.00.
Letter from Matthew Gordon, Dated 3/5/20.

WHEREAS, the Planning Board is familiar with the site and surrounding area and the proposed lot merger and at their meeting of May 7, 2020 held a duly noticed public hearing and all comments were considered, and

WHEREAS, the merger of two lots to serve a single family house 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 subdivision approval for the subject application, conditioned on the following:

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1. Prior to the execution of the final plat, all required subdivision and Village consultants' review fees shall be paid and all items in the Village Consulting Engineer's memo dated May 1, 2020 shall be addressed to his satisfaction.

BE IT FURTHER RESOLVED, that this Resolution shall have an effective date of 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 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 checked="" 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				

7. 68 Belden Avenue – Continuation of Pre-submission Conference for Minor Subdivision & Site Plan Review for Proposed New Single Family Modular House

No one was present to represent the application.

Discussion:

- Mr. Manley said the applicant has not submitted any new plans and has asked for a continuation.

Action:

Chairman Hunter said the application of 68 Belden Avenue –pre-submission conference for minor subdivision and site plan review for proposed new single family modular house will be continued to the next meeting of the Board on June 4, 2020.

8. 285 Clinton Avenue – Public Hearing for Site Plan Approval for Proposed Driveway Modifications, Rear Patio & Outdoor Kitchen Area, New Pool & Fencing & Basketball Hoop

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the public hearing for the application of 285 Clinton Avenue – for site plan approval for proposed driveway modifications, rear patio and outdoor kitchen area, new pool and fencing and basketball hoop.

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

Mr. Greg Sharp and Mr. Ubadah Abdullah/Engineer were present to represent the application.

Discussion:

- Mr. Sharp discussed the proposed application.
- A discussion was held.
- Mr. Pommer said there are minor issues that need to be addressed and that a resolution has been prepared for the application.
- Mr. Manley said the resolution should include the modified plan numbers and that the resolution should note that it is pending the modified site plan signed by the Village Engineer.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to close the public hearing for the application of 285 Clinton Avenue – for site plan approval for proposed driveway modifications, rear patio and outdoor kitchen area, new poll and fencing and basketball hoop.

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

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

RESOLUTION 3-2020

**RESOLUTION OF THE VILLAGE OF DOBBS FERRY PLANNING BOARD
GRANTING SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A POOL AND OTHER
SITE IMPROVEMENTS AT A SINGLE FAMILY HOUSE
285 Clinton Avenue**

WHEREAS, Todd Jaeger, owner, has applied for site plan approval to construct a pool and make other site improvements to his single family house at 285 Clinton Ave. and denoted on the tax assessment maps as Section 3.160, Block 145, Lot 12, and located in the OF-2 zoning district, and

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

“Title Page”, Revised 5/22/20, Sheet T-001.00.
“Topographical Survey”, Dated 10/3/19, Sheet T-002.00.
“Design Reference Images”, Revised 1/25/20, Sheet T-003.00.
“Site Plan”, Revised 3/15/20, Sheet A-002.00.
“Plans”, Revised 3/15/20, Sheet A-003.00.
“Details”, Revised 5/26/20, Sheet A-004.00.
“Elevation”, Revised 1/25/20, Sheet A-005.00.
“Landscape Plan”, Revised 5/26/20, Sheet A-006.00.
“Site Plan”, Revised 5/22/20, Sheet C-1.
“Stormwater Management Plan”, Revised 5/22/20, Sheet C-2.
“Lot Coverage Plan”, Revised 3/4/20, Sheet C-3.
“Details”, Dated 5/22/20, Sheet C-4.
Letter from Ubadah Abdullah, Dated 5/21/20.
Letter from Greg Sharp, Dated 3/17/20.
Stormwater Management Plan & Drainage Analysis, Revised 5/21/20.

WHEREAS, the Planning Board is familiar with the site and surrounding area and the proposed improvement plans and at their meetings of May 7, 2020 held a duly noticed public hearing and all comments were considered, and

WHEREAS, the proposed construction of an in-ground pool and other site work as herein proposed to serve a single family house 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.

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2. 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 memo dated May 1, 2020 shall be addressed to his satisfaction, and such minor revisions to the submitted plans shall be provided for his review and signoff, which have been amended to this resolution.

3. The following Language shall be added to the plan:

“Approved subject to all requirements and conditions of a May 7, 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 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 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 checked="" 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				

Mr. Pozin noted that for the application of 37 Devoe Street the resolution was received from Mr. Pommer and that Dwight had described before and paraphrased and it is very simple and he was almost word for word it was so short. Mr. Pozin said we will make arrangements for the Village Clerk to have that.

9. 58 Northfield Avenue – Pre-submission Conference for Site Plan Approval to Legalize Two Family Residence

No one was present to represent the application.

Discussion:

- Mr. Manley said he heard from Mr. Petretti that he may not be able to attend this meeting.
- Mr. Manley asked if anyone attending who wanted to address the Board regarding the application to raise their hand or press star 9 on the phone. No one from the public addressed the Board.

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

Action:

Mr. Manley said the application could be continued to the next meeting of the Board.

12 Irving Place – Continuation of Pre-submission Conference for Proposed New One Family Residence with Two (2) Car Garage

Mr. Izabela Tokarski addressed the Board regarding the matter of 12 Irving Place and said unfortunately was unable to submit the plans in a timely manner for the Board to have them. Mr. Tokarski asked if the Board could look at the plan if he displays it on the screen.

Mr. Pozin said he would not recommend looking at the screen for the first time to see this.

Mr. Tokarski said he made modifications regarding trees to be removed.

Mr. Manley said no plans have been submitted officially and the application was continued officially because there were no new plans submitted for this agenda and we can pick this up again next month.

Mr. Manley said any AHRB approval that they receive will be conditional upon Planning Board approval.

10. MDR-1 & MDR-2 Zones – Discussion on Possible Zoning Code Changes

A Special Work Session will be set to review and discuss the MDR-2 Zone.

Mr. Manley said Ms. Fasman will send out a doodle invite and he will check the budget to see if funds are available for a consultant.

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

The meeting adjourned at 10:09 p.m.