

DRAFT MINUTES – NOT TO BE USED AS OFFICIAL DOCUMENT

PRESENT:

Stephen Hunter, Chairman
Stephen Brosnahan
Allen Hale
Laura Haupt
Rob Lane

ALSO PRESENT:

Ed Manley/Building Inspector
Dan Roemer/Assistant Building Inspector
Dan Pozin/Attorney for the Village
Chris Mecozzi/Village Consulting Engineer
Valerie Monastra/Village Consulting Planner
Trustee Liaison Deputy Mayor Donna Cassell/Board of Trustees
Ms. Jennifer Dorman/DPW Senior Office Assistant

EXCUSED: Peter Winder, 1st Alternate Member

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

Chairman Hunter welcomed Valerie Monastra as the Village Consulting Planner and Mr. Anthony Oliveri as the Village Consulting Engineer.

1. Adopt minutes for Planning Board meeting of August 5, 2021

Motion by Chairman Hunter, seconded by Mr. Brosnahan to approve the meeting minutes of August 5, 2021 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 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 type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input checked="" 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	4 AYE	0 NAY	1 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

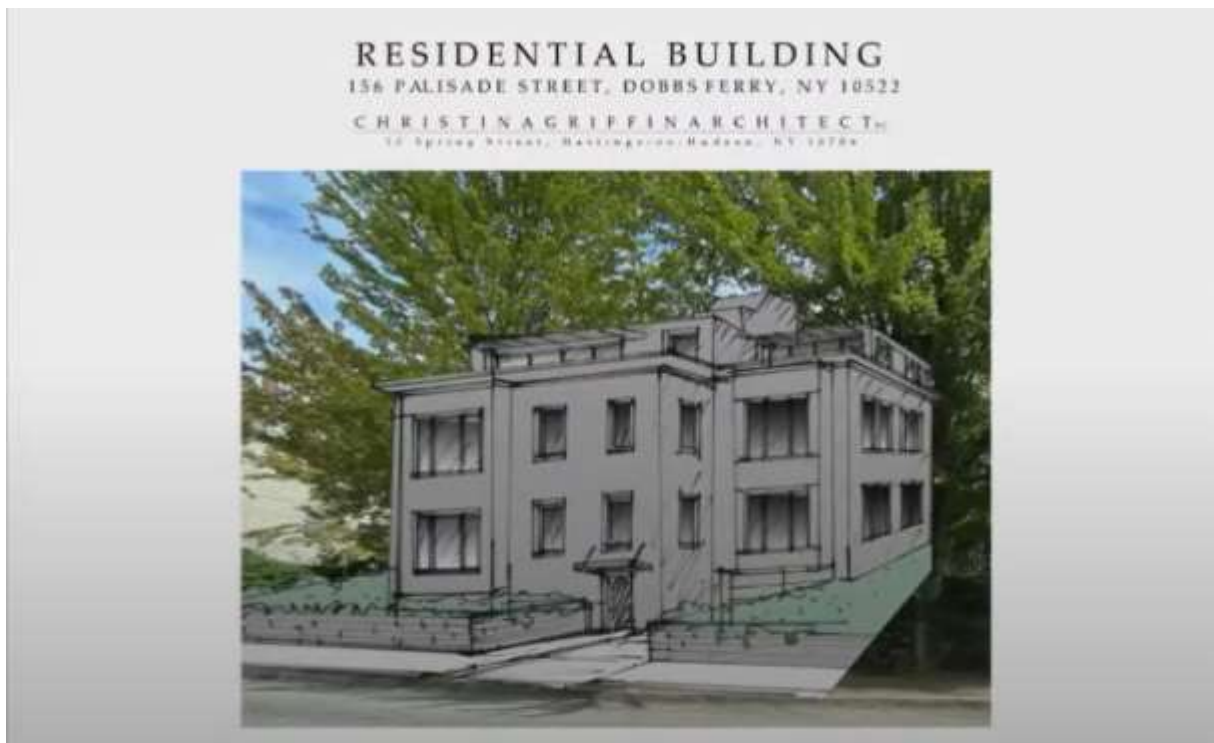
2. 156 Palisade Street – Continuation of Public Hearing for site plan approval for proposed new multi-family building

Mr. Kory Salomone/Zarin & Steinmetz, Mr. Michael Lang/Principal of 156 Palisade Street, Ms. Christina Griffin/Architect and Ms. Suzanne Levine/Architect.

Discussion:

Mr. Salomone gave an introduction on the proposed application.

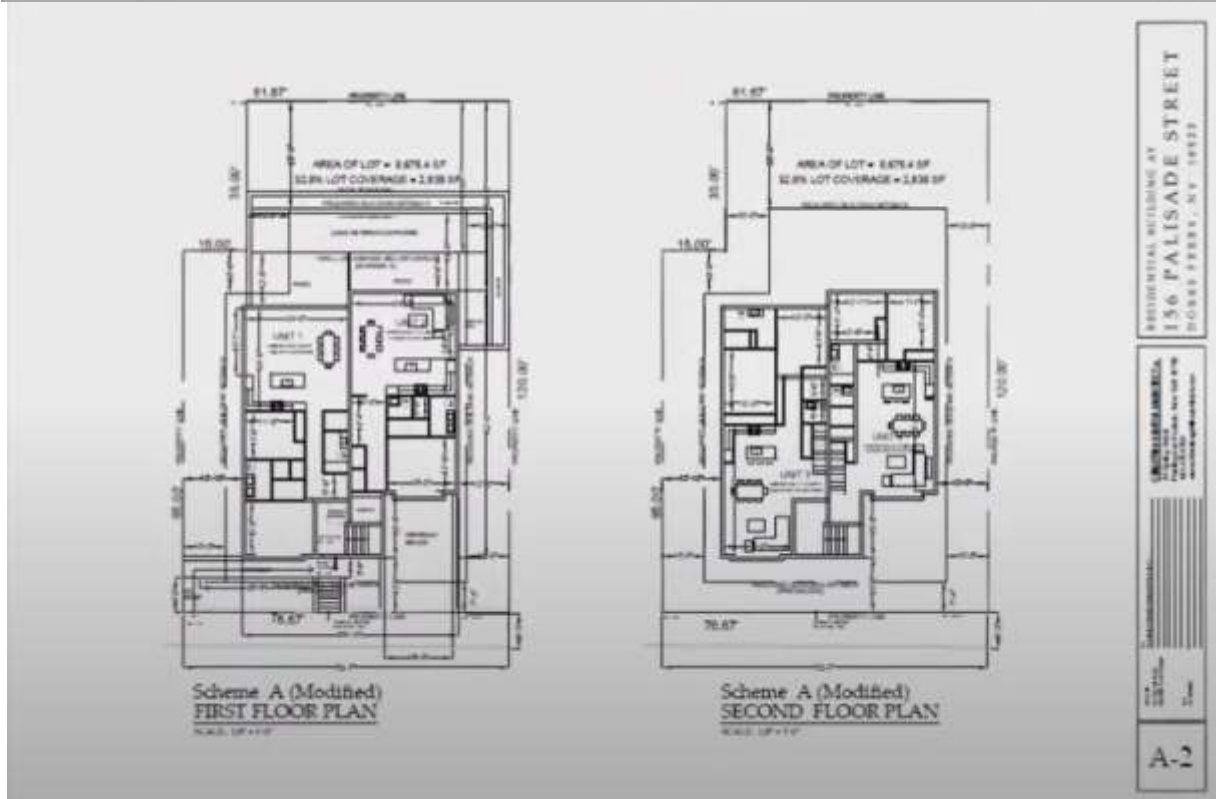
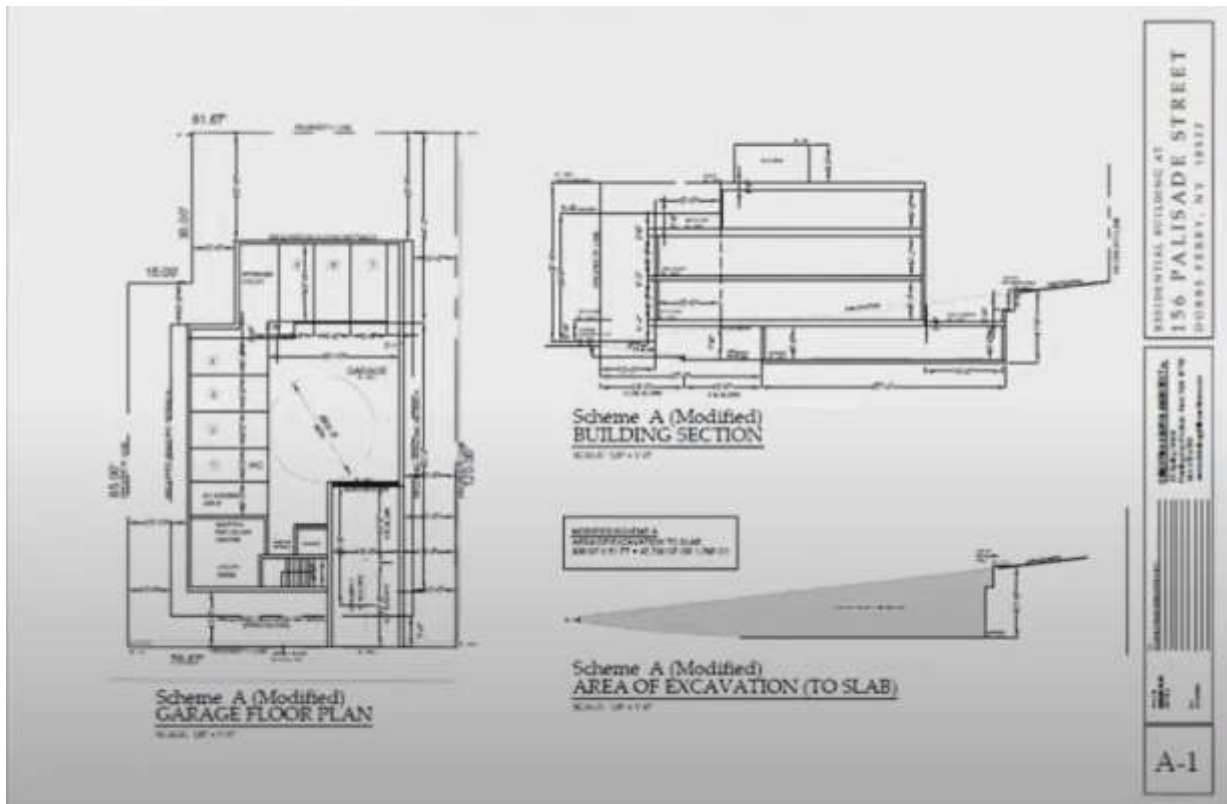
Ms. Griffin discussed the proposed application and displayed the following slides:



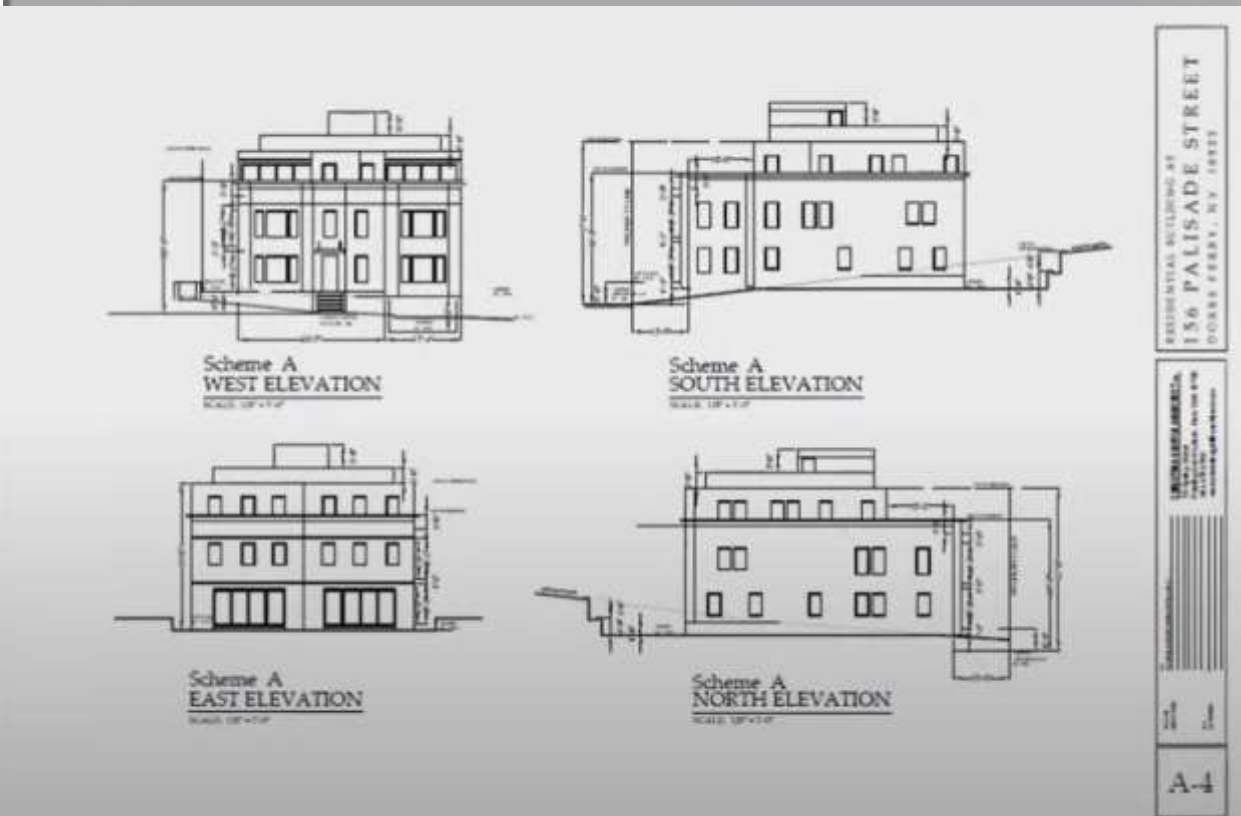
S-16
 NAME _____
 PHONE NO. _____
 E-MAIL _____
 MAILING ADDRESS _____
 CITY _____ STATE _____ ZIP _____
 RESIDENTIAL BUILDING AT
 156 PALISADE STREET
 GLENN FERRY, NY 13022



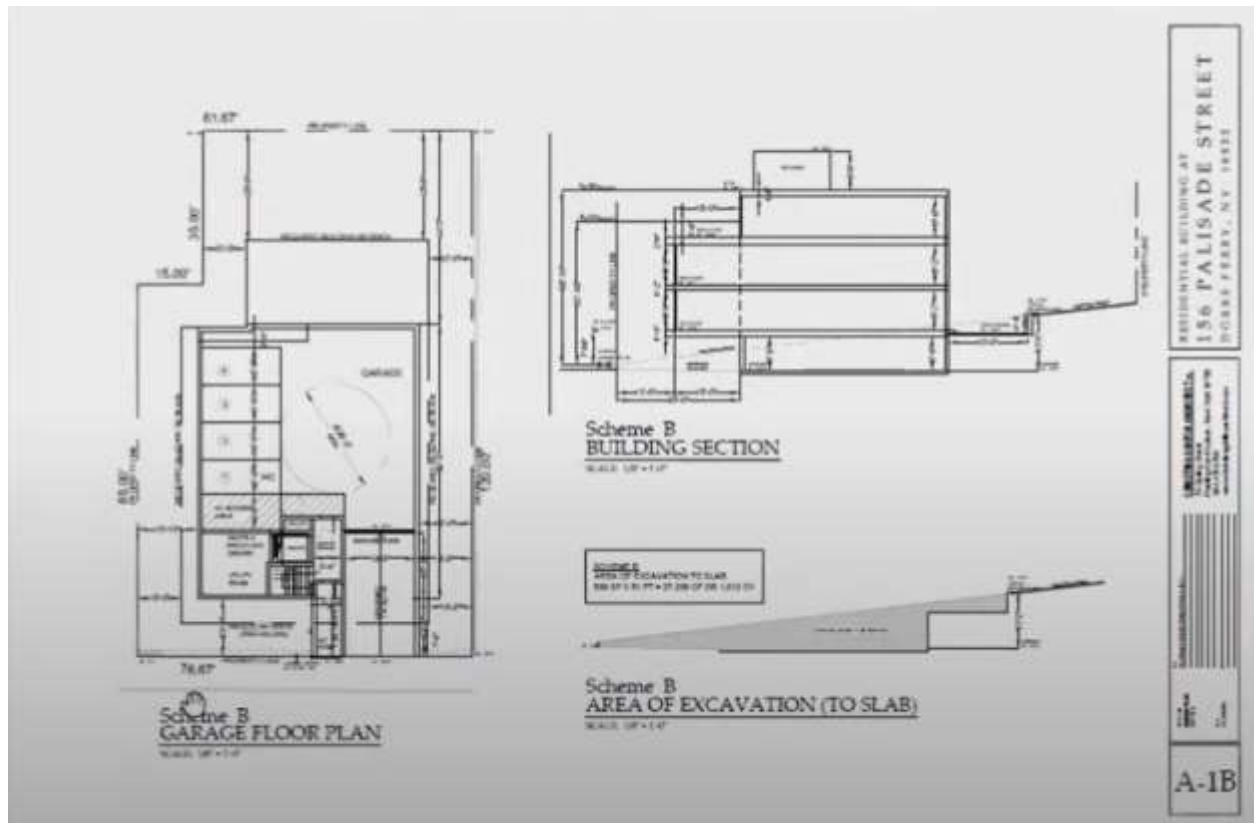
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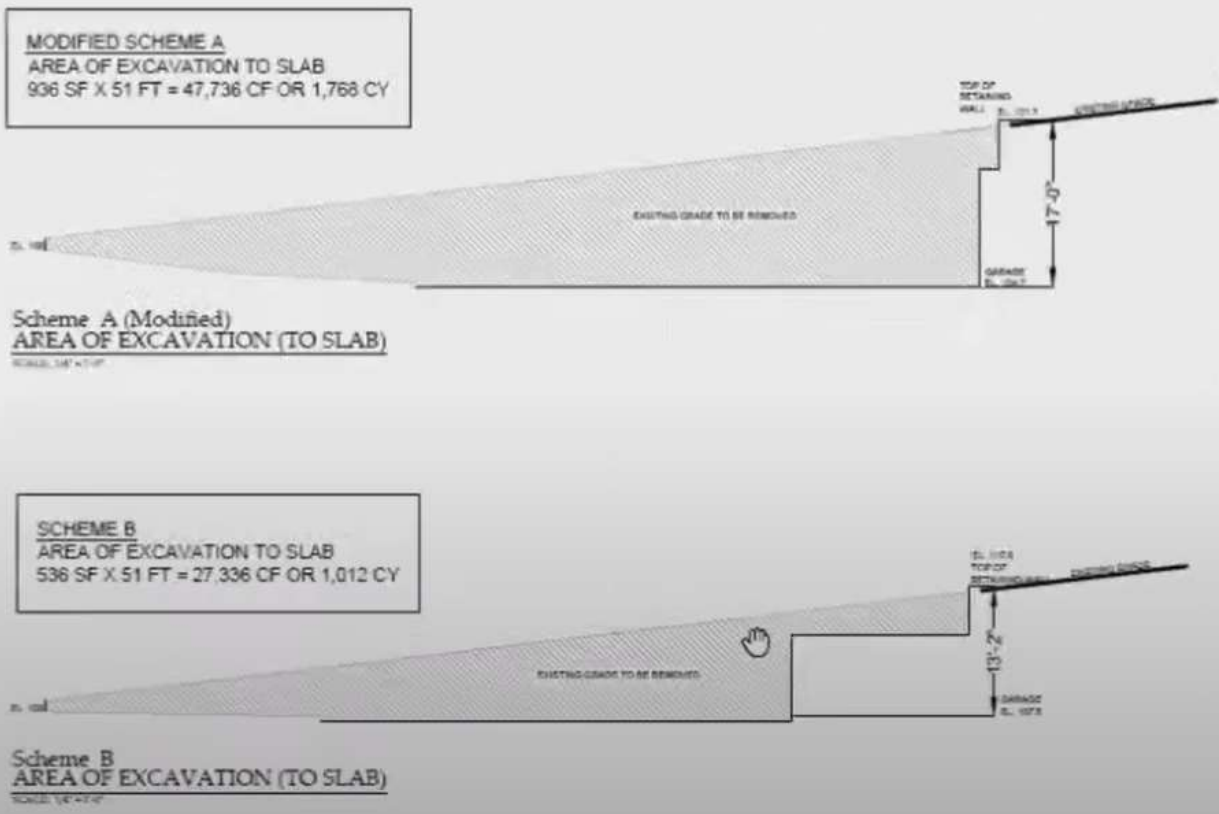
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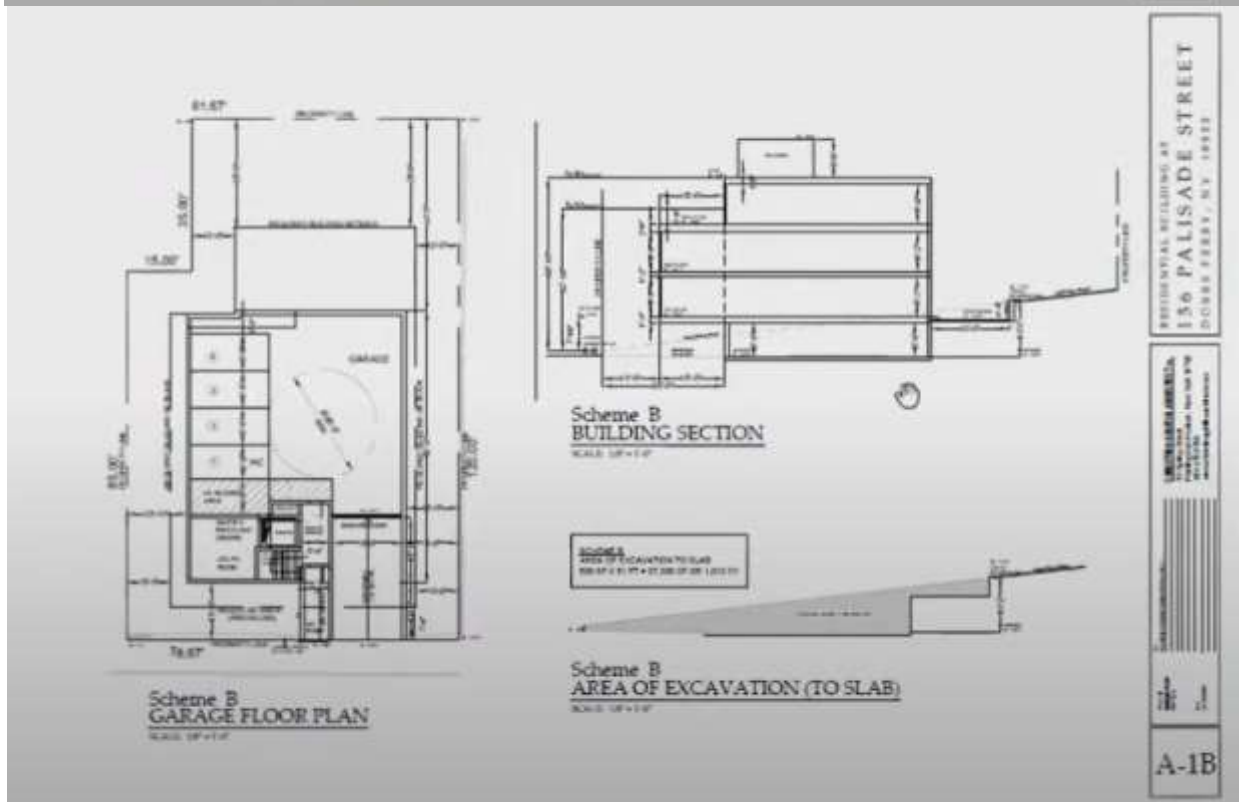
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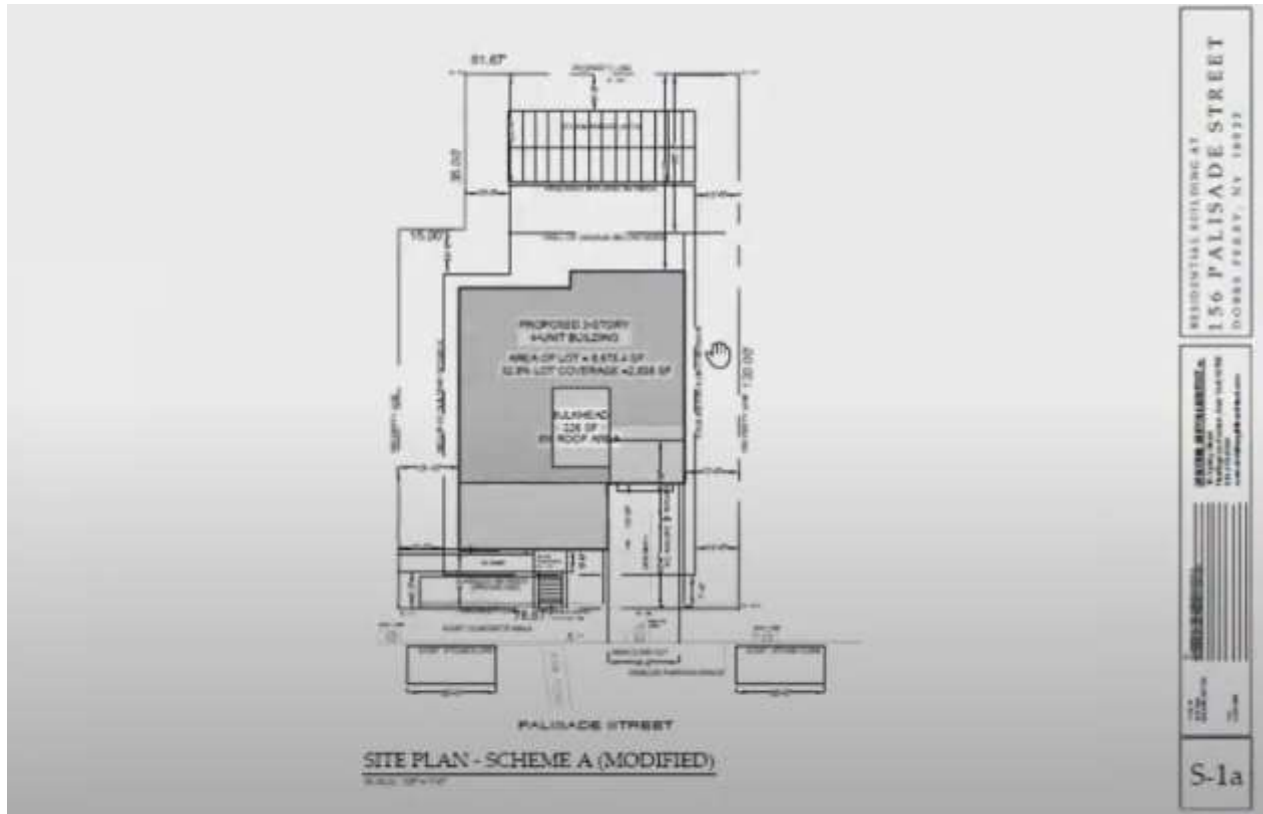
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A discussion was held and Ms. Griffin addressed questions from the Board.

The following people addressed the Board: Fred Kearns/126 Palisade Street.

The Board agreed to have the applicant move forward with Scheme B.

Ms. Monastra said the applicant will need to provide more detail, engineer drawings, stormwater, erosion sediment control, full site plans and elevations for the next submission.

Mr. Manley said the submission deadline for continuations is extended to seven days prior to the meeting.

If the public hearing is adjourned to October 7, 2021 the deadline is September 30, 2021.

Action:

Motion by Chairman Hunter seconded by Mr. Hale to adjourn the public hearing for the application of 156 Palisade Street for site plan approval for proposed new multi-family building to October 7, 2021.

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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	<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. 49 Clinton Avenue – Finalize Draft Referral Resolution for site plan approval for proposed new classroom building on Masters Campus

Mr. Brad Schwartz/Zarin & Steinmetz, Mr. Ed Biddle and the Architects were present to represent the application. (the Architects were present via Zoom)

Discussion:

Mr. Schwartz said if the Board has no final questions about the drawings, he would ask the Board to adopt the resolution that is before them.

Action:

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

RESOLUTION 12-2021

**VILLAGE OF DOBBS FERRY PLANNING BOARD RECOMMENDATION RESOLUTION
Property: 49 Clinton Avenue (Section Block and Lot 3.90-66-1 and EI, Educational/Institutional
Zoning District)**

Background

WHEREAS, the Masters School (“Applicant”) is seeking Site Plan approval to construct a three-story (plus cellar), approximately 22,361 square foot Innovation and Entrepreneurship Center (“IEC”) on its campus in front of the Middle School Building (“Project”). The subject property is located at 49 Clinton Avenue, Dobbs Ferry New York, Section Block and Lot 3.90-66-1 (“Project Site”). The Project Site is located in the Educational/Institutional (EI) Zoning District; and

WHEREAS, this application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning and Land Use chapter; and

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WHEREAS, The Planning Board has carefully examined the Application and the Applicant's materials as follows:

1. Site Plan Application Form dated April 1, 2021
2. Full Environmental Assessment Form February 16, 2021
3. Coastal Assessment Form dated April 1, 2021
4. Stormwater Pollution Prevention Plan by MFS Consulting Engineers & Surveyor dated August 30, 2021
5. Revised Site Plan Designs prepared by Marvel, last revised August 31, 2021
 - a. G001V Sheet Index
 - b. G-010 and G-011 Survey, prepared BY Kenneth B. Salzmann dated January 27, 2021
 - c. Z-100 Zoning Map
 - d. C-101 Civil Notes
 - e. C-300 Demolition and Site Clearing Plan
 - f. C-400 Soil and Erosion Control Plan
 - g. C-500 Site Plan
 - h. C-502 Construction Access Plan
 - i. C-600 Proposed Grading and Drainage Plan
 - j. C-700 Utility Plan
 - k. C-701 Utility Relocation Plan
 - l. C-900 and C-901 Construction Details
 - m. L-100 Layout Plan
 - n. L-200 Material Plan
 - o. L-400 Tree Plan
 - p. L-410 Understory Plan
 - q. L-600 and L-601 Site Section
 - r. L-620 Site Plan
 - s. L-700 and L-701 Typical Details
 - t. A-100 through A-104 Floor Plans
 - u. A-300 and A-301 Building Elevations
 - v. A-320 and A-321 Building Sections
 - w. S-501 Retaining Wall Detail
 - x. S-505 Typical Details
 - y. LL-010 Site Lighting Plan
 - z. LL-011 Site Lighting Photometric

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board's consulting engineer and planner; and

WHEREAS, the Planning Board conducted a duly noticed public hearing on July 1, 2021, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing remained open until August 5, 2021; and

WHEREAS, the Planning Board deliberated in public on the Applicant's request for recommendation.

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Planning Board Determination

NOW, THEREFORE, BE IT RESOLVED, the Planning Board recommends the application for Site Plan approval with the following additional recommendations as set forth below:

1. The Village Board should require the Applicant to address to the full satisfaction of the Village Engineer, all outstanding stormwater, and engineering issues raised in the hearings and documents submitted to the Board, including the September 7, 2021, engineering review letter.

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				

Ms. Dickson said the applicant will have to ask to be put back on the agenda for a presentation and to request a date for the public hearing.

Mr. Biddle said on behalf of The Masters School he would like to thank the Board for their careful consideration of their application, and to thank the public for their constructive comments.

4. 100 Danforth Avenue – Public Hearing for proposed expansion of existing open terrace

Mr. Brad Schwartz/Zarin & Steinmetz was present to represent the application.

Discussion:

Mr. Schwartz said if the Board has no final questions about the drawings, he would ask the Board to adopt the resolution that is before them.

Motion by Chairman Hunter, seconded by Mr. Hale to open the public hearing for the application of 100 Danforth Avenue for proposed expansion of existing open terrace.

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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	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

No one from the public addressed the Board.

Motion by Chairman Hunter, seconded by Mr. Hale to close the public hearing for the application of 100 Danforth Avenue for proposed expansion of existing open terrace.

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				

Action:

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

RESOLUTION 13-2021

VILLAGE OF DOBBS FERRY PLANNING BOARD RECOMMENDATION RESOLUTION
Property: 100 Danforth Avenue (Section Block and Lot 3.18-154-3.1 and CP, Chauncey Park Zoning District)

Background

WHEREAS, Lincoln Property Co (“Applicant”) is seeking Site Plan approval to undertake an addition to enlarge the existing open-air terrace by approximately 1,032 square feet (“Project”).

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The subject property is located at 100 Danforth Avenue, Section Block and Lot 3.18-154-3.1 ("Project Site"). The Project Site is located in the Chauncey Park (CP) Zoning District; and

WHEREAS, this application requires Site Plan approval by the Village Board of Trustees and a recommendation by the Planning Board per Section 300-52 of the Zoning and Land Use chapter; and

WHEREAS, The Planning Board has carefully examined the application and the Applicant's materials as follows:

1. Site Plans prepared by MG New York Architects dated May 13, 2021:
 - a. A-000 Cover Sheet
 - b. A-001 Existing Survey
 - c. A-002 Existing Site Plan
 - d. A-100 Existing Part Plan at Area of Work
 - e. A-101 Enlarged Demo Plan at Area of Work
 - f. A-102 Existing Photos
 - g. A-103 Enlarged Proposed Plan
 - h. A-104 Details
 - i. A-105 Preliminary Planting Palette
2. Stormwater Management Plan by Hudson Engineering dated August 31, 2021
3. Planning Board application received July 22, 2021
4. Coastal Assessment Form received July 22, 2021

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board's consulting engineer and planner; and

WHEREAS, the Planning Board conducted a duly noticed public hearing on September 9, 2021, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing was closed on September 9, 2021; and

WHEREAS, the Planning Board deliberated in public on the Applicant's request for recommendation.

Planning Board Determination

NOW, THEREFORE, BE IT RESOLVED, the Planning Board recommends the application for Site Plan approval with the following additional recommendations as set forth below:

2. The Village Board should require the Applicant to address to the full satisfaction of the Village Engineer, all outstanding stormwater, and engineering issues raised in the hearings and documents submitted to the Board, including the September 7, 2021, engineering review letter.

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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	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

Ms. Dickson said the procedure will be the same as we discussed for The Masters School, the applicant will come back and make a quick presentation, and ask for a resolution and set a public hearing date.

5. 18 Fairlawn Avenue – Public Hearing for proposed new in-ground pool and raised spa

The property owners and Mr. Thomas Kohany/Engineer were present to represent the application.

Discussion:

The property owners discussed the proposed application.

A discussion was held.

Ms. Monastra said we are still waiting to receive outstanding engineering responses to the Engineer's comments, as well as new engineering plans. Ms. Monastra said that Mr. Olivieri recommended that we keep the public hearing open until a new submission is provided by the engineers because he has some concerns with what is being proposed and it might shift the site plan once they do the engineering map.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the public hearing for the application of 18 Fairlawn Avenue for proposed new in-ground pool and raised spa.

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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Mr. Kohany discussed the engineering issues on the site.

Mr. Manley said we will be working with the Engineers and have the issues all worked out for the next meeting.

No one from the public addressed the Board regarding the proposed application.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to adjourn the public hearing for the application of 18 Fairlawn Avenue for proposed new in-ground pool and raised spa to October 7, 2021.

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

6. 253 Judson Avenue – Public Hearing for proposed demolition and replacement of single family structure

Ms. Shumita Basu, Mr. Michael Marfione, Mr. Matt Evens/Architect, Thomas/Hudson Engineering and Ms. Susan Jainchill/Landscape Architect were present to represent the application.

Motion by Chairman Hunter, seconded by Mr. Hale to open the public hearing for the application of 253 Judson Avenue for proposed demolition and replacement of single family structure.

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 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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Discussion:

Ms. Basu, Mr. Marfione, Mr. Evans, Thomas and Ms. Jainchill discussed the proposed application and displayed the following slides:



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ARCHITECTURE

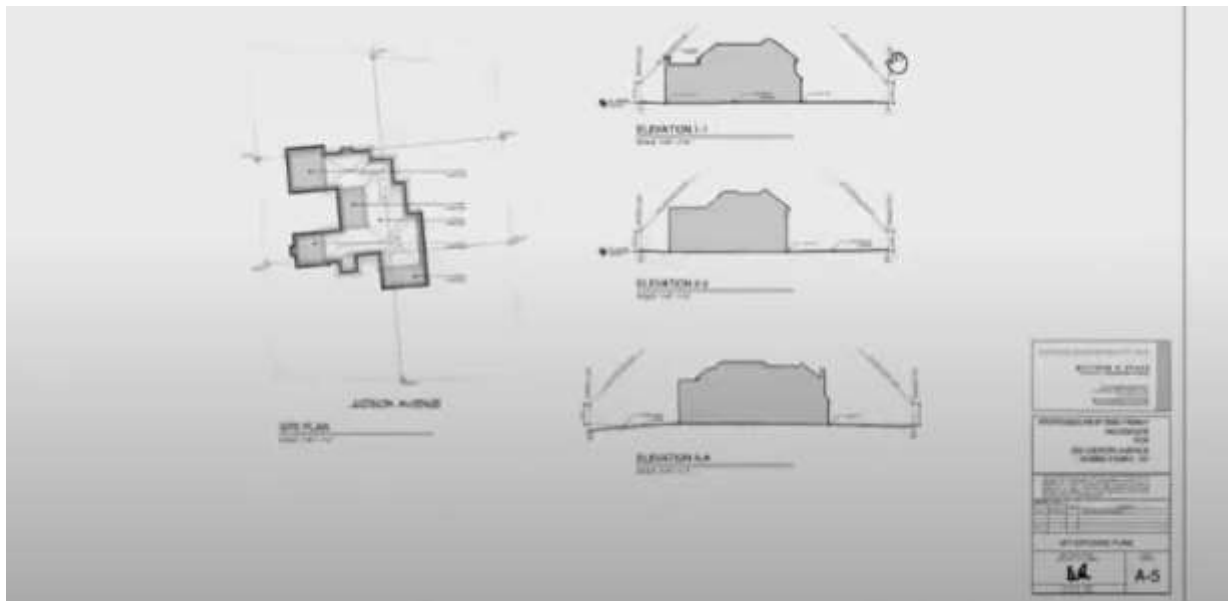




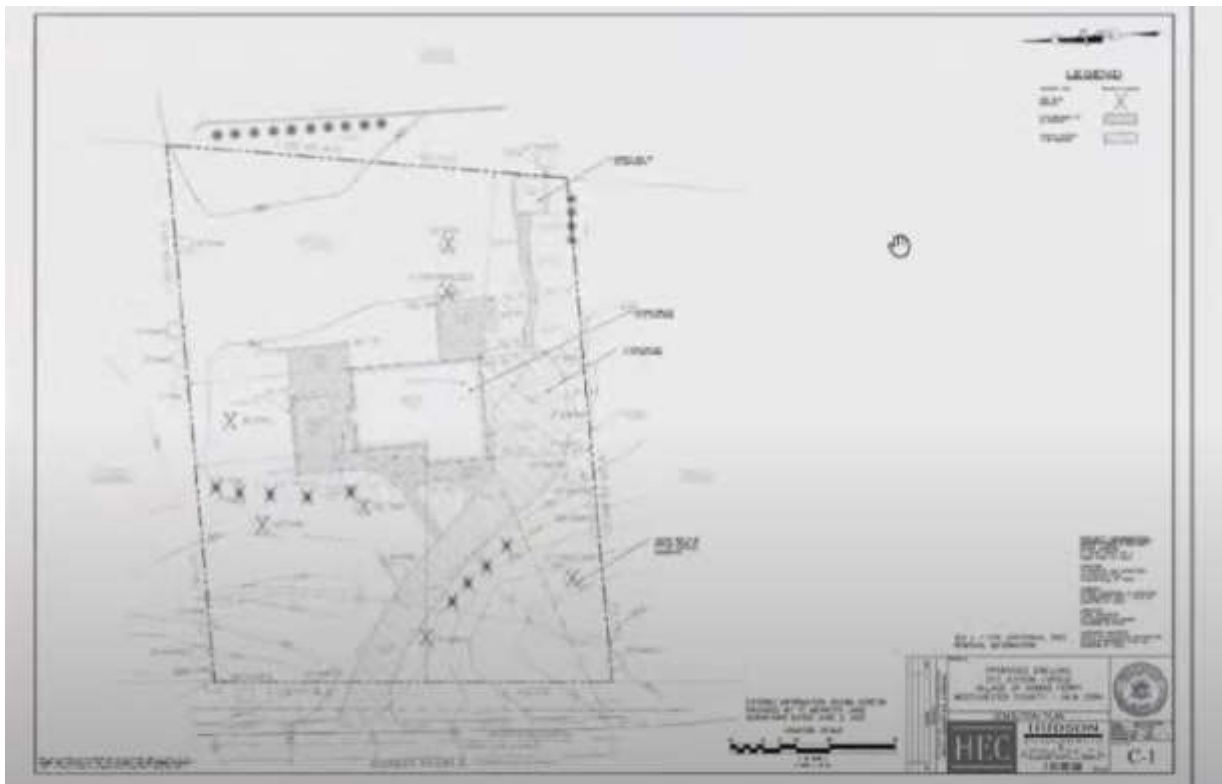
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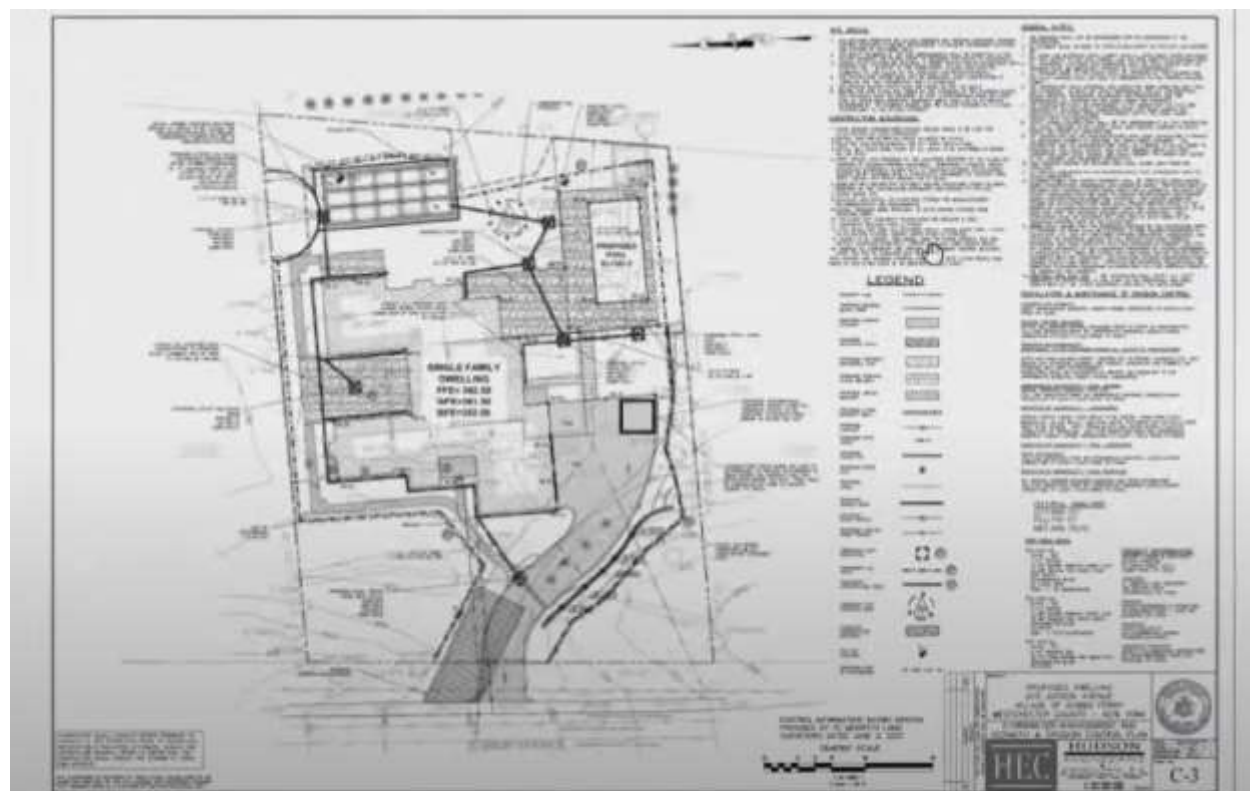
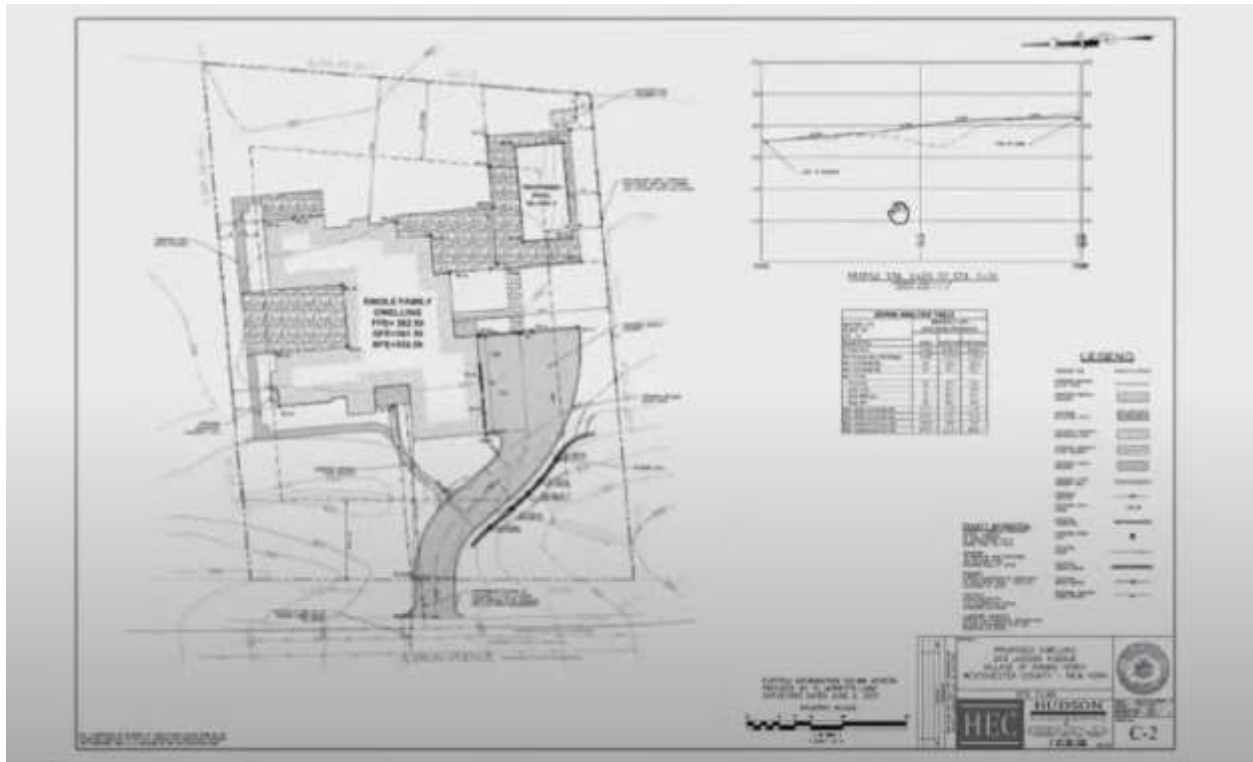
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Engineering

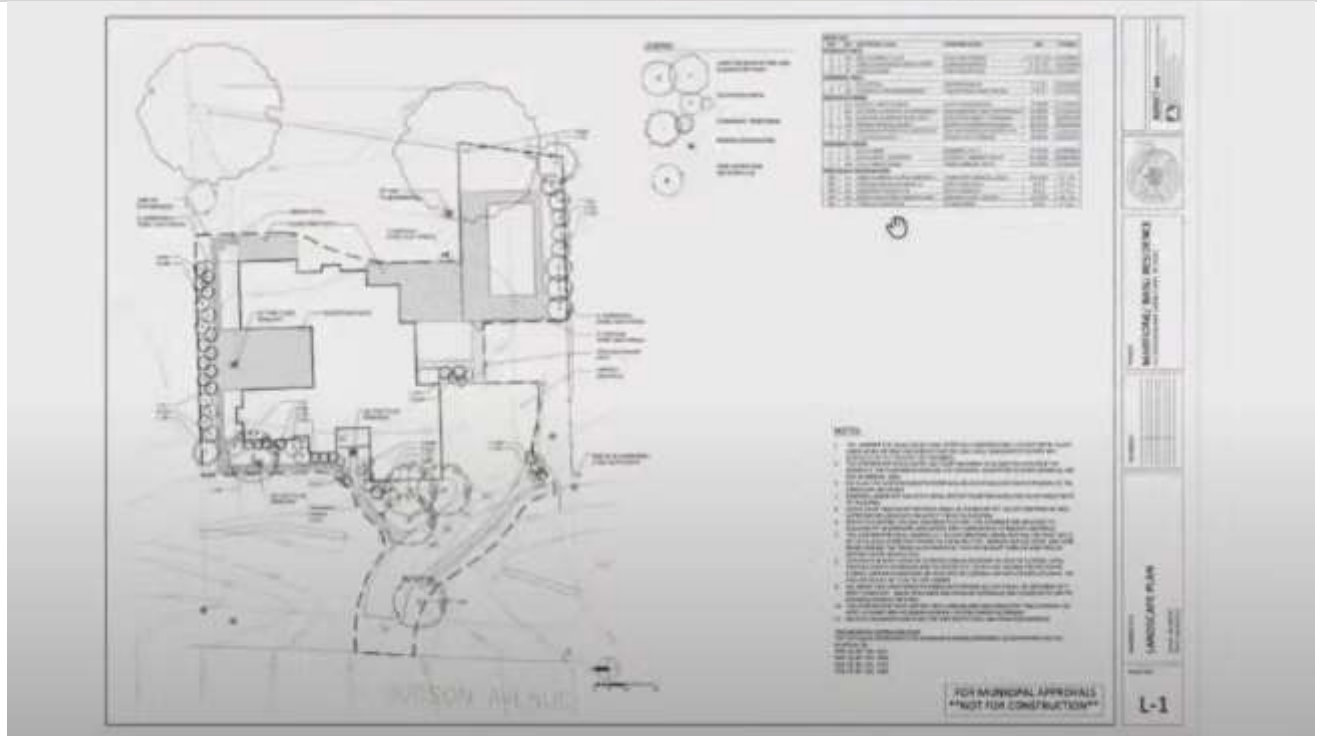


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Landscape Design



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A discussion was held and the applicants addressed questions from the Board.

Mr. Manley discussed the required coverage for the lot and noted that the height on the plan is not noted properly on the elevation end section.

The applicant needs to submit a revised zoning table that reflects the new zoning.

The following people addressed the Board: Mr. Iair Rosenkranz/AHRB Chair; Ms. Dawn Gayer/247 Judson Avenue; Mr. Alan Viani/Judson Avenue; and Mr. Donald Ball/205 Judson Avenue.

Chairman Hunter said it would be helpful to schedule a site visit. Chairman Hunter said we will need to publish a legal notice for the site visit.

Mr. Lane said it would be helpful to have the major corners of the house staked out.

The Board agreed to schedule a site visit for September 26, 2021 at 9:00 a.m.

Ms. Dickson said the public hearing will be adjourned to the next meeting to the next meeting of the Board.

Ms. Monastra said she would send the Zoning Code changes to the Architect.

Mr. Manley discussed the impervious surfaces, and the pool equipment on the property.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to adjourn the public hearing for the application of 253 Judson Avenue for proposed demolition and replacement of single family structure, to October 7, 2021.

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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7. 243 Judson Avenue – Public Hearing for proposed additions to existing home

Ms. Laurel Gaffney was present to represent the application.

Discussion:

Ms. Gaffney said we are here for a resolution to be adopted.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to open the public hearing for the application of 243 Judson Avenue for proposed additions to existing home.

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				

Ms. Gaffney discussed the proposed application.

No one from the public addressed the Board regarding the proposed application.

Motion by Chairman Hunter, seconded by Mr. Brosnahan to close the public hearing for the application of 243 Judson Avenue for proposed additions to existing home.

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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Action:

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

RESOLUTION 14-2021

**VILLAGE OF DOBBS FERRY PLANNING BOARD RESOLUTION
GRANTING SITE PLAN APPROVAL**

Property: 243 Judson Avenue

(Section Block and Lot 3.70-151-17 and OF-4, One-Family Residential 4 Zoning District)

Background

WHEREAS, Ruthie and Avi Ben-Zvi (the “Applicant”) Site Plan approval to construct an addition for a mudroom and second floor bedroom at a one-family residential dwelling (“Project”). The subject property is located at 243 Judson Avenue, Section Block and Lot 3.70-151-17 (“Project Site”). The Project Site is located in the One-Family Residential 4 (OF-4) Zoning District.

WHEREAS, the Project will result in the construction or expansion of a single-family, residence on an approved lot and is classified under the State Environmental Quality Review Act (SEQRA) implementing regulations as a Type II Action, in accordance with 6 NYCRR § 617.5(c)(11); and

WHEREAS, pursuant to Sections 239 L and M of the New York State General Municipal Law, the Planning Board referred the application materials to the Westchester County Department of Planning for their review and comments; and

WHEREAS, the Planning Board conducted a duly noticed public hearing on September 9, 2021, at which time all those wishing to be heard were given the opportunity to be heard, and the public hearing was closed on September 9, 2021; and

WHEREAS, The Planning Board has carefully examined and considered the materials submitted by the Applicant in support of the Project as follows:

5. Construction Matthew Cordone Architect PLLC dated February 22, 2021, and including the following sheets:
 - a. T-100.00 Title Sheet
 - b. G-100.00 Surveys
 - c. SP-100.00 Site Plan
 - d. D-100.00 Demolition Plans and Notes
 - e. A-100.00 to A-101.00 Construction Plans, Details and Notes
 - f. A-102.00 Foundation and 1st Floor Framing Plans and Notes
 - g. A-103.00 2nd Floor, Attic, and Roof Framing Plans and Notes
 - h. A-130.00 to A.131.00 Reflected Ceiling Plans, Details and Notes
 - i. A-200.00 Existing Exterior Elevations
 - j. A-201.00 to A-202.00 Proposed Exterior Elevations
 - k. A-300.00 Building Sections
 - l. A-400.00 Construction Details
 - m. A-700.00 Door Schedule and Details
 - n. A-701.00 Window Schedule and Details

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6. Planning Board application received July 15, 2021
7. Coastal Assessment Form received July 14, 2021

WHEREAS, the Planning Board has also reviewed and examined letters, reports, and memorandum from the Board's consulting engineer and planner; and

WHEREAS, all testimony provided at the public hearing was carefully considered, and the Planning Board deliberated in public on the Applicant's request for approval of the Project; and

Planning Board Determination

WHEREAS, the Planning Board is familiar with the Project Site and the general vicinity and has reviewed the application in accordance with Chapter 300, Zoning and Land Use, of the Village Code; and

WHEREAS, Planning Board has conducted an extensive review of the Applicant's proposal and finds that the Applicant has satisfactorily addressed the criteria for granting Section 300-52(D) of the Village Code including consistency with the Village's Local Waterfront Revitalization Plan; and

WHEREAS, the Planning Board considered, among other things, traffic access; walkways; circulation and parking; stormwater; landscaping and screening; lighting; noise; natural and environmentally sensitive features; and whether the proposed project will exceed the capabilities of existing municipal roads or utility services; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board of the Village of Dobbs Ferry determines that based upon the findings and reasoning set forth below the application for Site Plan approval is granted subject to the following conditions:

1. Except as otherwise provided herein, all work shall be performed in strict compliance with the plans submitted to the Planning Board and approved by the Planning Board as follows:
 - a. Construction Matthew Cordone Architect PLLC dated February 22, 2021, and including the following sheets:
 - i. T-100.00 Title Sheet
 - ii. G-100.00 Surveys
 - iii. SP-100.00 Site Plan
 - iv. D-100.00 Demolition Plans and Notes
 - v. A-100.00 to A-101.00 Construction Plans, Details and Notes

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- vi. A-102.00 Foundation and 1st Floor Framing Plans and Notes
 - vii. A-103.00 2nd Floor, Attic, and Roof Framing Plans and Notes
 - viii. A-130.00 to A.131.00 Reflected Ceiling Plans, Details and Notes
 - ix. A-200.00 Existing Exterior Elevations
 - x. A-201.00 to A-202.00 Proposed Exterior Elevations
 - xi. A-300.00 Building Sections
 - xii. A-400.00 Construction Details
 - xiii. A-700.00 Door Schedule and Details
 - xiv. A-701.00 Window Schedule and Detail
2. The following conditions must be met before the Planning Board Chair may sign the approved Site Plan ("Final Site Plan"):
- a. The following Language shall be added to the plan: "Approved subject to all requirements and conditions of September 9, 2021, 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."
 - b. The Planning Board's approval is conditioned upon Applicant receiving all approvals required by other governmental approving agencies without material deviation from the Approved Plans. Evidence of compliance with conditions and any such approvals must be submitted to the Village Building Department.
 - c. The Applicant must address to the full satisfaction of the Village Engineer, all outstanding stormwater, stormwater maintenance agreement, and engineering issues raised in the hearings and documents submitted to the Board, including the September 7, 2021, engineering letter.
 - d. The Applicant shall pay all outstanding consultant review and legal fees in connection with the Planning Board review of this application.
3. Force and Effect:
- a. No portion of any approval by the Planning Board shall take effect until (1) all conditions are met, (2) the final site plan is signed by the chair of the Planning Board and (3) the final site plan signed by the Planning Board has been filed with the Land Use Officer.
 - b. Within 180 days after receiving approval of a site plan, with or without modifications, the applicant shall submit two paper copies and one electronic copy of the site plan to the Board of Trustees and/or the Planning Board for stamping and signing. This time frame may be extended for a maximum of two ninety-day periods.
4. Landscaping: In accordance with §300-44, required landscape improvements shall be installed prior to issuance of a certificate of occupancy for all structures. However, if the landscaping is not able to be installed prior to a certificate of occupancy being issued due to winter weather or other site limitations, the property owner shall post a financial guarantee for the improvements equal to 115% of the cost of improvements so that the certificate can be issued. Installation of the landscape improvements shall then be completed before June 30 of the following year. This guarantee shall be released upon acceptance by the Village of the completed landscaping.

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5. Commencing Work: No work may be commenced on any portion of the site without first contacting the Building Inspector to ensure that all permits and approvals have been obtained and to establish an inspection schedule. The Project must adhere to all applicable State and Village Codes.
6. Issuance of Certificate of Occupancy: No certificate of occupancy shall be issued until all improvements shown on the site plan are installed or a sufficient performance guaranty has been posted for improvements not yet completed. The performance guaranty shall be posted in accordance with the procedures specified in Village Law §7-725-a or 7-730, as applicable. The amount and sufficiency of such performance guaranty shall be determined by the Land Use Officer. The amount of such guaranty shall be in the form of 95% surety and 5% cash.

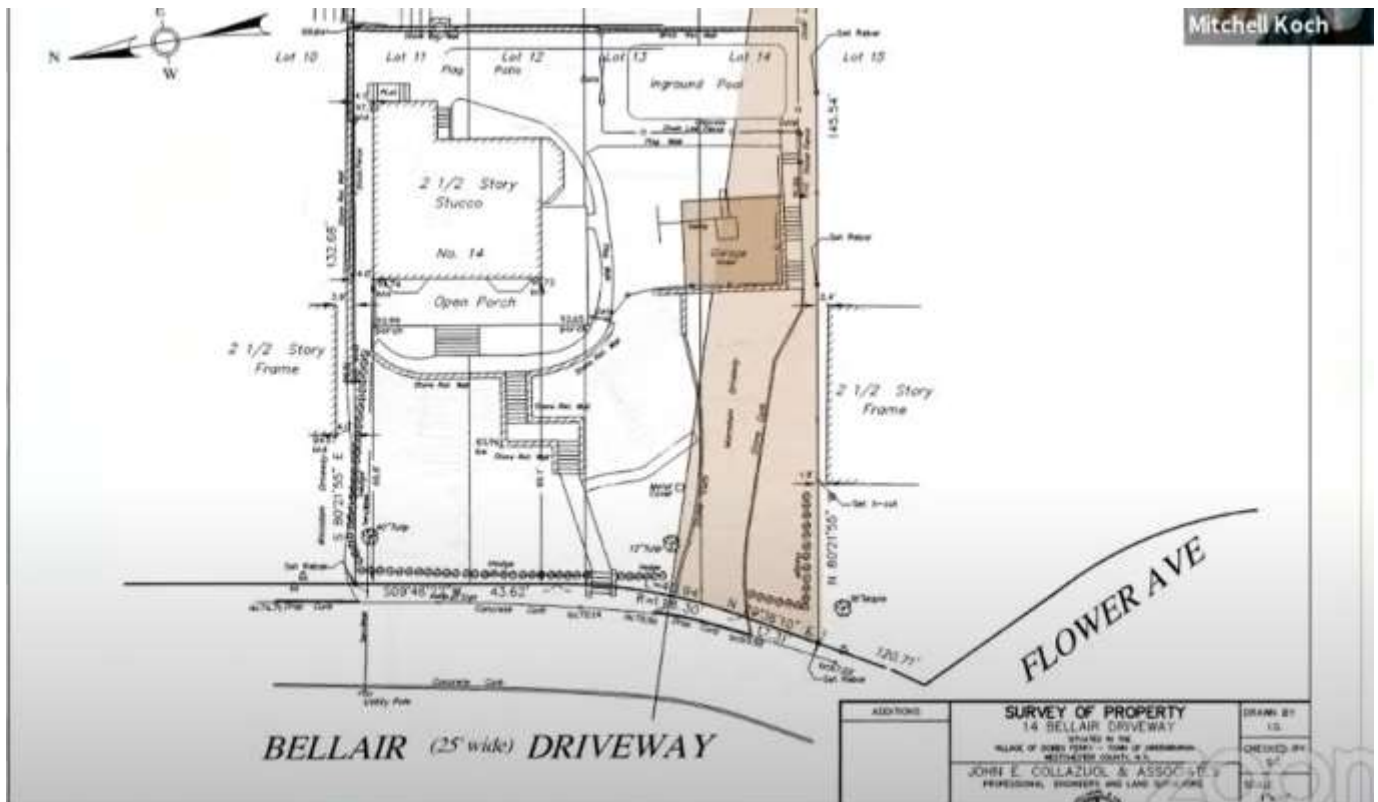
CHAIRMAN HUNTER	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
STEPHEN BROSNAHAN	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
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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 AYE</div>	<div>0 NAY</div>	<div>0 ABSTAIN</div>	<div>0 RECUSE</div>	<div>1 ABSENT/EXCUSED</div>
RESULT:	MOTION: PASSES				

8. 14 Bellair Driveway – Continuation of Presubmission Conference for proposed additions and site improvements to existing home

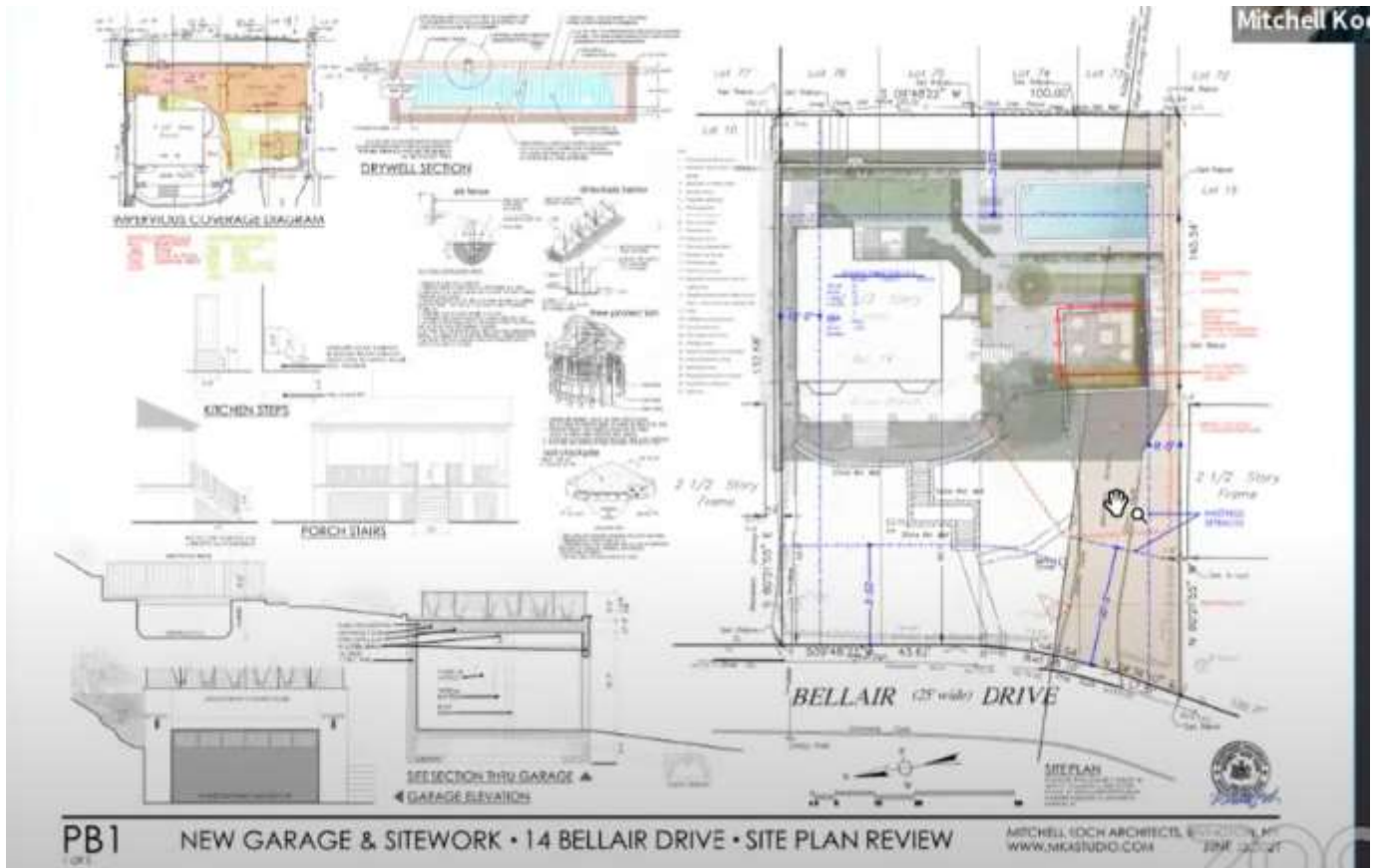
Mr. Mitchell Koch was present to represent the application.

Discussion:

Mr. Koch discussed the proposed application and displayed the following slides:



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Dear Board Members,

C:\Users\mitch\Desktop\Mitch

I want to apologize for being unable to attend last night's Presubmission Conference. I was unfortunately detained till the very close of the meeting, but was unable to log in to Zoom at that time. Additionally, as an ARB member formerly in Hastings and now in Irvington, I am well aware how much time commitment is asked of volunteers - and that I am poaching a bit more of it right now.

Watching the closing minutes on YouTube I saw that the Board tendered several questions regarding the application that I would have loved to address if I'd been in the 'room'. I would be grateful for the opportunity to respond now by email.

In brief, the **scope** of the project would be to remove an existing derelict garage and replace with a new one of exactly the same size and in exactly the same place. Both the existing and new structures are below grade with only the west elevation completely visible and the south elevation half visible.



The garage is about 1/3 in Dobbs Ferry and 2/3 in Hastings. At a meeting with Ed Manley and Charles Minozzi it was made clear that Hastings will not request zoning or planning hearings. Thank you Ed Manley for clarifying this for the board while away on vacation.

My clients also wish to reconfigure their patios and planted areas and to add a wooden stair from the porch to the side yard.

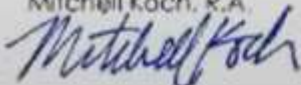
A **zoning table** requested by the Village Planner in their comments was included as a supplement to my submittal and is attached here.

- All the proposed work is as-of-right, in both Dobbs Ferry and Hastings.
- The new 33sf stair represents the only increase of building coverage. (25% is allowed in an OF-5 zoning district).
- The existing impervious coverage represents 45.5% of the lot (in an OF-5 zoning district 44% is allowed), and we did propose to increase it by 1/10th of 1%. If this is a problem I'm sure we could shave off 12sf of impervious coverage. I will seek your input on this at the next meeting.
- Of note is the fact that 165sf of the garage will have a green roof to mitigate the impervious coverage.
- We have planned for a Cultec 330XLHD drywell to be placed below the driveway (Hastings side) to retain approximately 400 gal. of stormwater.

I hope the modest scope of the project, the documents provided in my submittal package, and these clarifications will make it possible to go directly to a Public Hearing at the next meeting of the Planning Board. I realize this is a bit irregular but I would appreciate it if the Board members would consider this request. Please feel free to contact me with any questions.

Thanks

Mitchell Koch, R.A.



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T. 914 623 0230 MAIL@MKASTUDIO.COM

Motion by Chairman Hunter, seconded by Hale to schedule a public hearing for the application of 14 Bellair Driveway for proposed additions and site improvements to existing home, on October 7, 2021.

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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	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED
RESULT:	MOTION: PASSES				

9. 7 Fairlawn Avenue – Presubmission Conference for proposed exterior additions to existing home

Ms. Christina Griffin/Architect, Ms. Suzanne Levine/Architect, Alex/Engineer and Mr. Dan Fossner were present to represent the application.

Discussion:

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



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



LOCATION MAP



COVERAGE CALCULATIONS

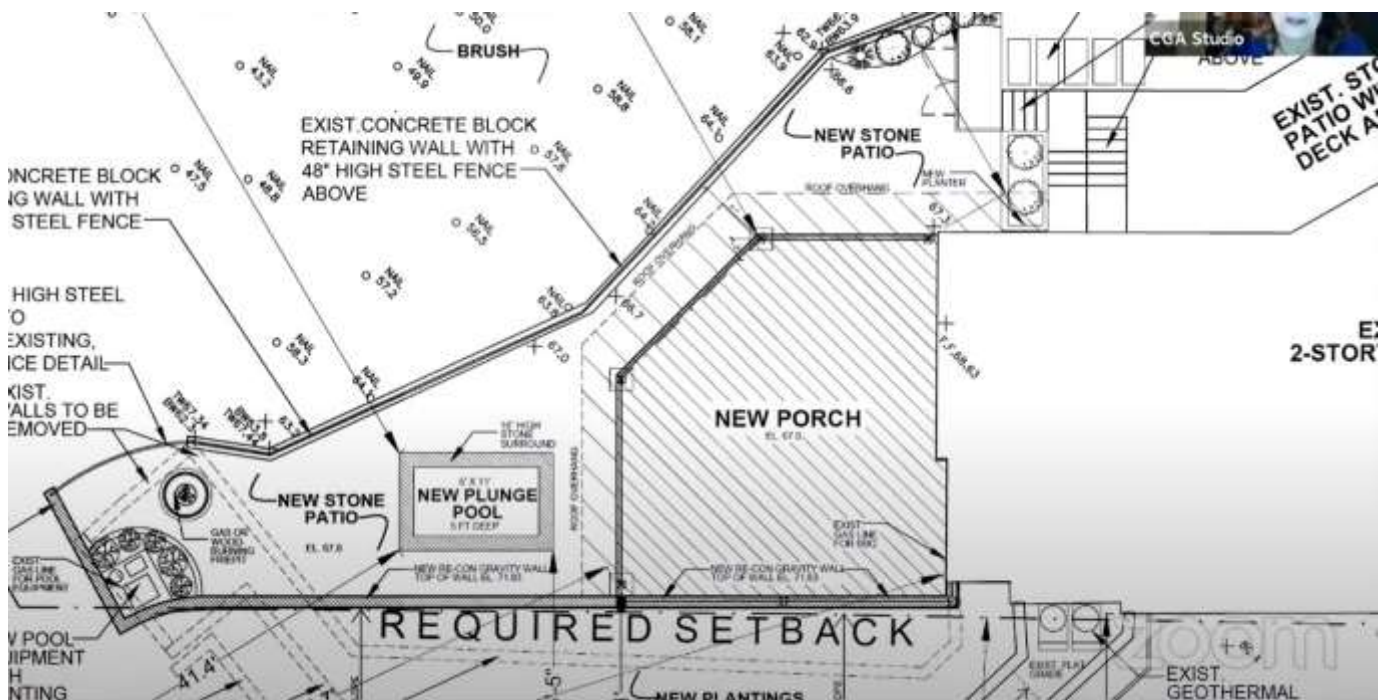


PROPOSED LOCATION FOR NEW PORCH, OUTDOOR KITCHEN, PLUNGE POOL, PATIO, AND GRAVITY WALL



CGA Studio
OUTDOOR LIVING AREA AT THE FOSSNER RESIDENCE
7 FAIRLAWN AVE., DORSET, VT 05834
www.cga-studio.com

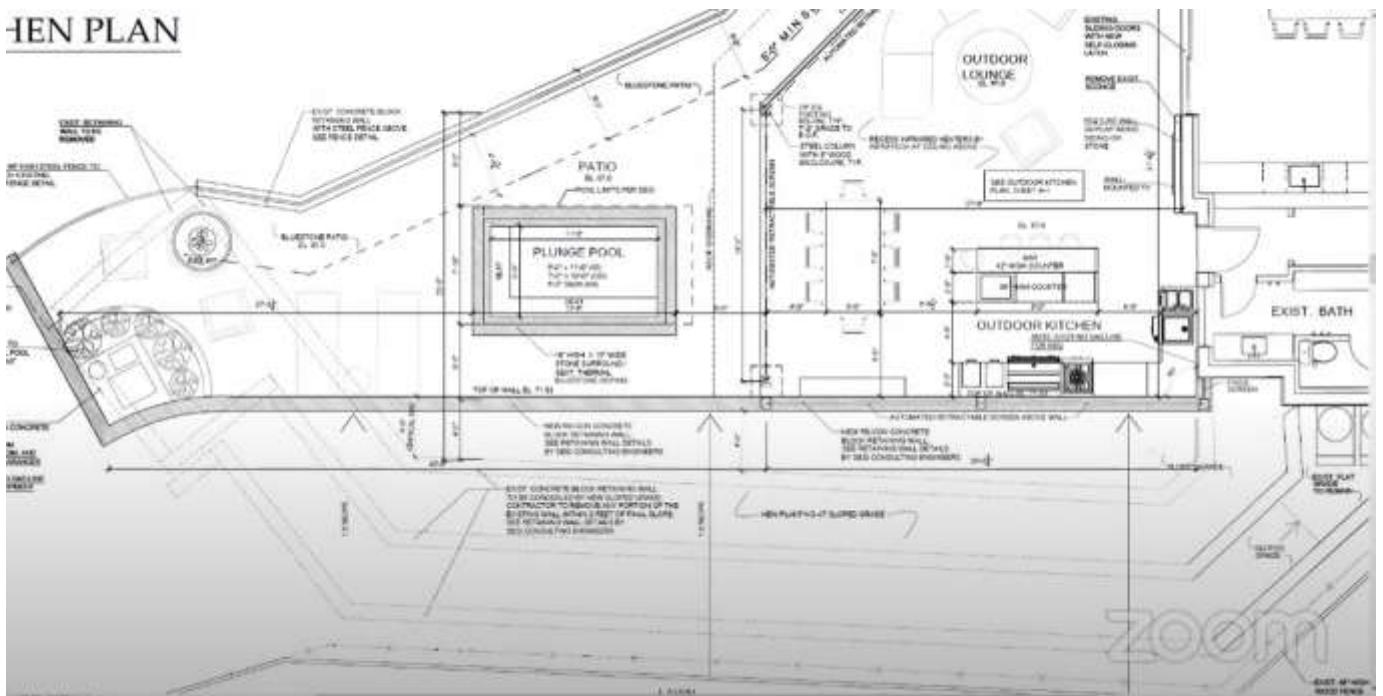
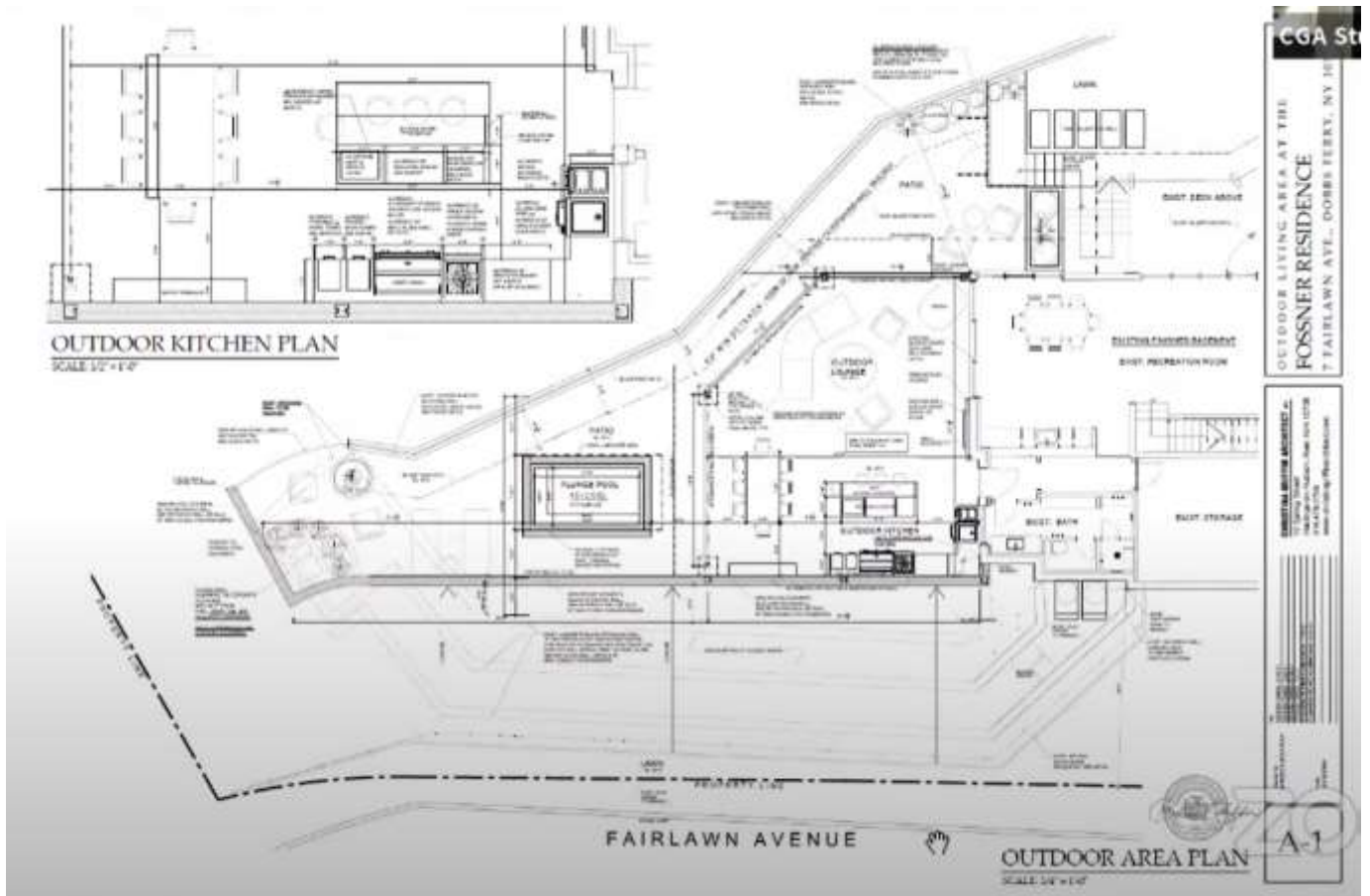
PHOTOS OF EXISTING CONDITIONS
SCALE 1/8" = 1'-0"





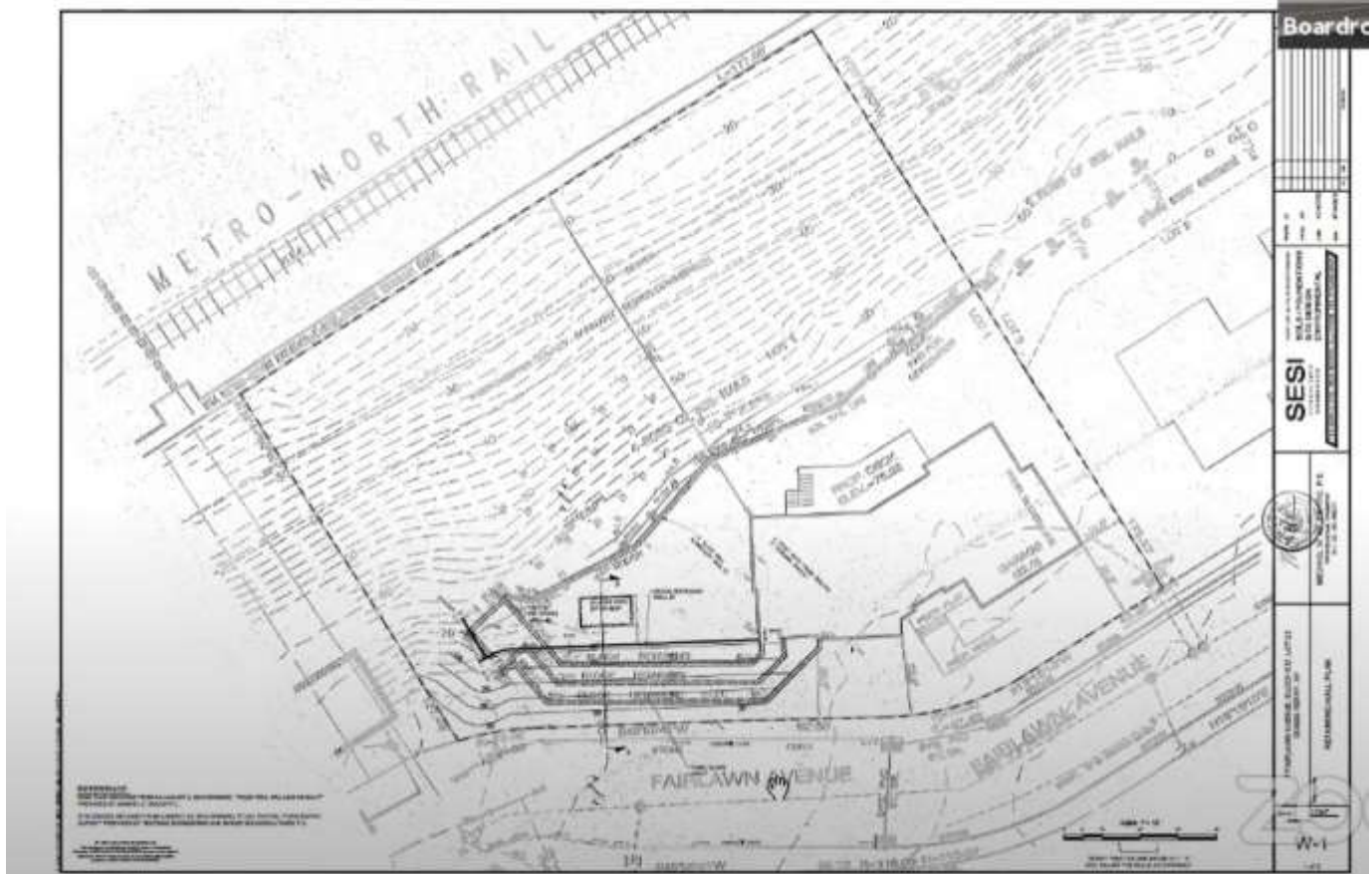
PROPOSED LOCATION FOR NEW PORCH/OUTDOOR KITCHEN, PLUN

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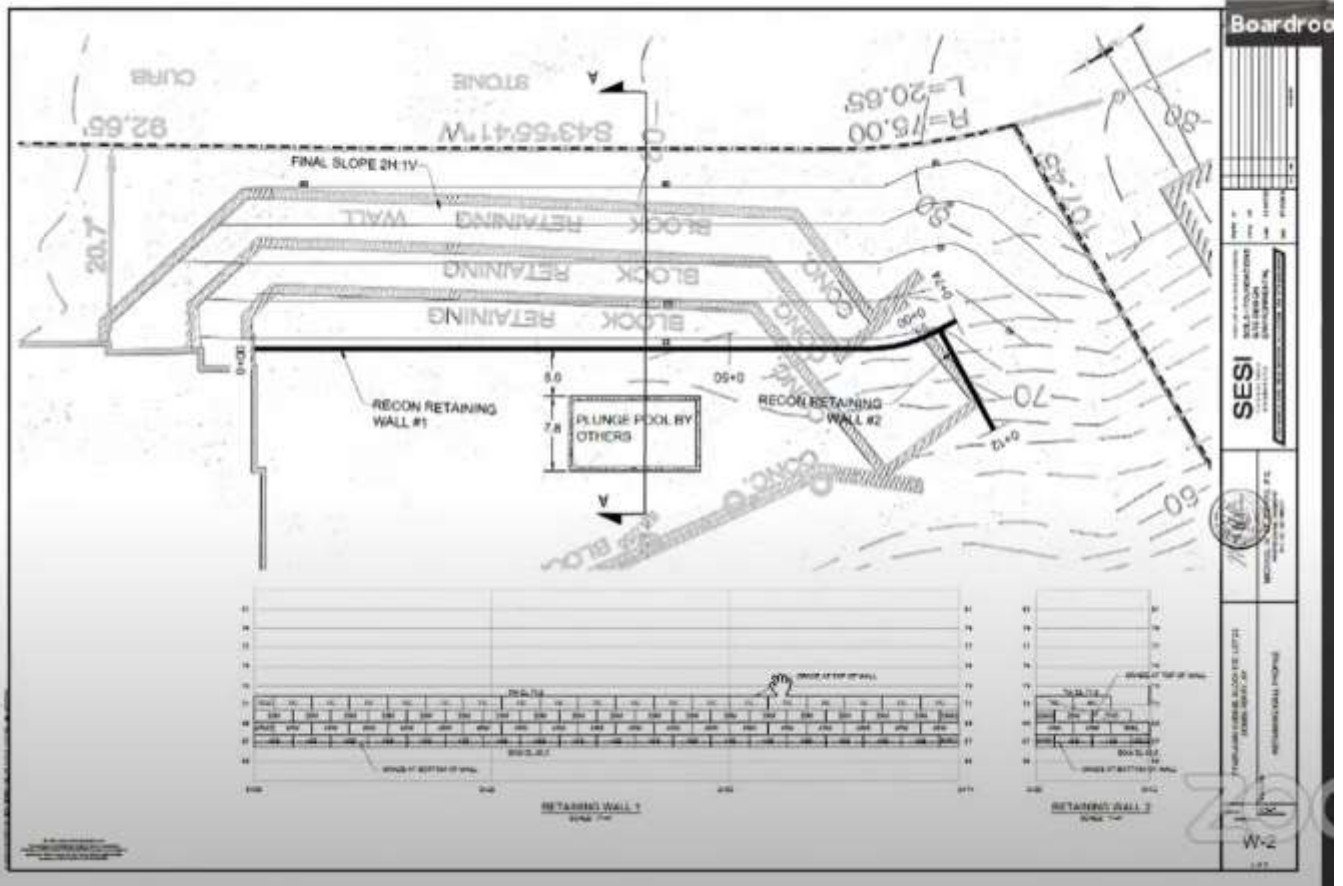


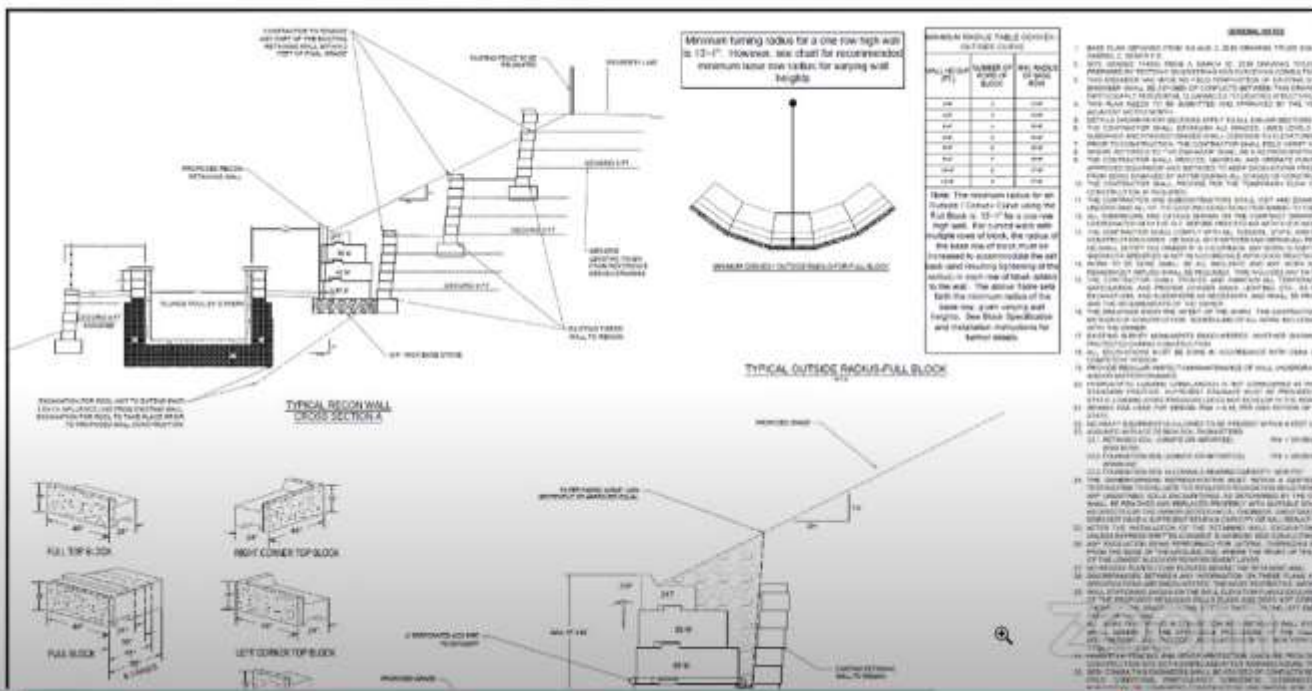
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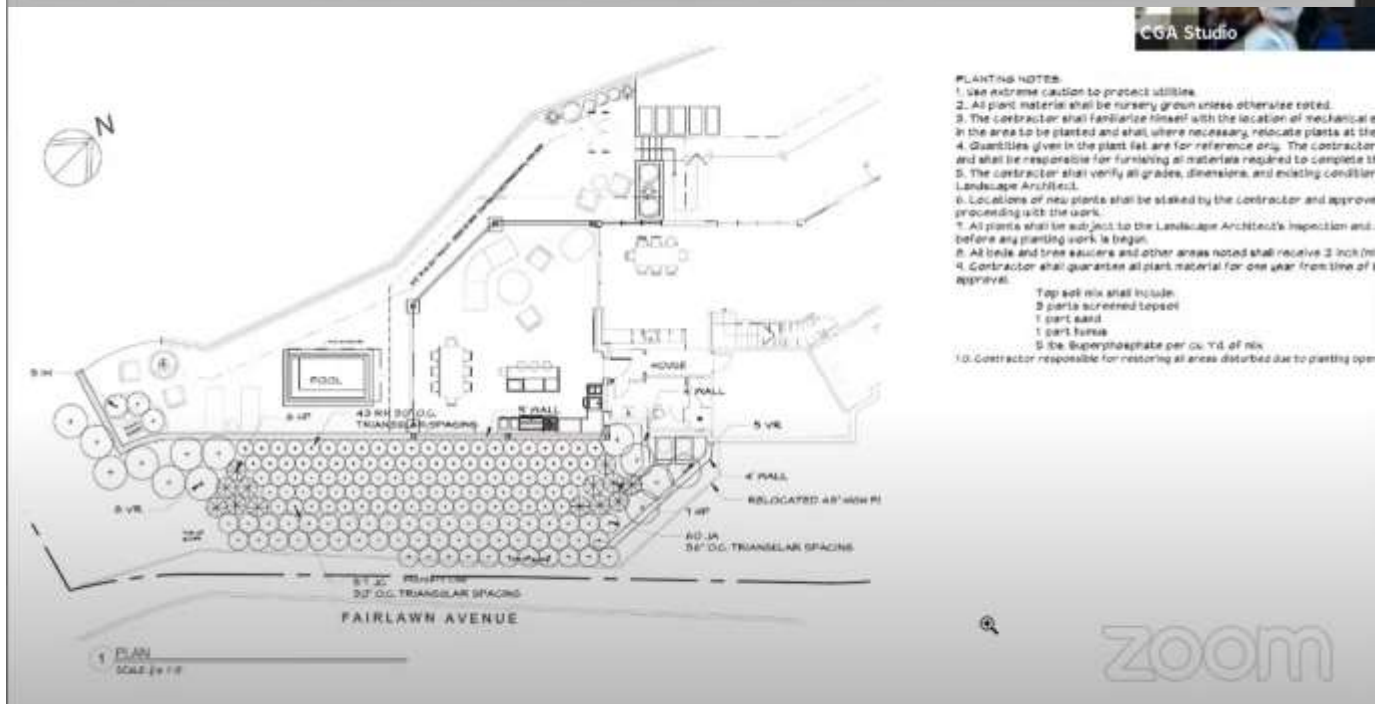
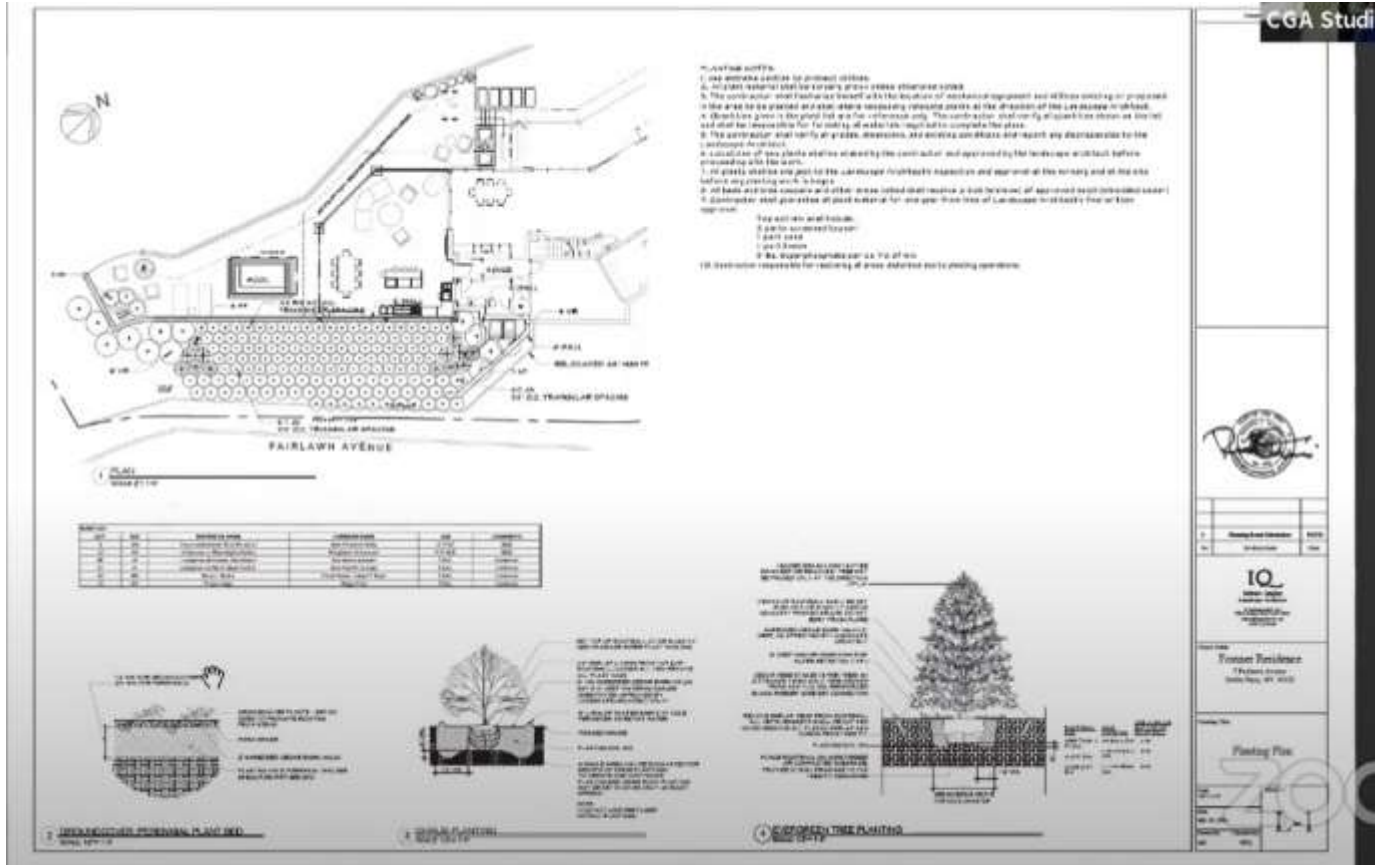


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Ms. Griffin said she would like to know what their next steps in the review process are.

A discussion was held.

Ms. Monastra said this was just submitted and her and Anthony issued memos this past week. Ms. Monastra said they would anticipate for the applicant to submit responses to the memos.

Ms. Griffin said she has not received any memos for this project. Ms. Monastra said she will get the memos to the applicant.

Ms. Monastra said the memos are substantial enough that there should be a new submission from the applicant.

Mr. Manley suggested setting a public hearing and hopefully the applicant can respond to the engineering issues prior to that, and if they do we can get a resolution and keep this moving.

Action:

Motion by Chairman Hunter, seconded by Mr. Hale to schedule a public hearing for the application of 7 Fairlawn Avenue for proposed exterior additions to existing home, on October 7, 2021.

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				

10. Vacant Lot SBL 3.60-24-11 – Presubmission Conference for proposed new house on vacant lot off Briary Road

Mr. Anthony Cortese/Applicant was present to represent the application.

Discussion:

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

It was noted that this is a de-mapped street.

Ms. Dickson discussed performing construction on a de-mapped paper street and frontage requirements.

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Ms. Dickson said it would be important to determine ownership of the street.

Action:

The applicant was advised that a title search is necessary to determine property rights of the de-mapped paper street.

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 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				

The meeting adjourned at 10:19 p.m.