

**DRAFT**  
**Tivoli Village Planning Board**

**Minutes of Monthly Planning Board Meeting**  
**July 21, 2008**

**CALL TO ORDER/ DETERMINATION OF QUORUM**

Meeting was opened at 7:02 pm and a quorum was determined to be present for the conduct of business.

Planning Board Attendees:

Chairman Peter Sweeny  
Vice Chairman Harry Colgan  
Gary DiMauro  
Robert Roff  
Alternate: Domenic Scarpulla  
Alternate: Leigh Palmer

Also Present:

Mayor Tom Cordier  
Village Attorney Christine Chale  
Trustee Susan Ezrati

Absent:

Navin Sharma

**OLD BUSINESS**

1. Review of past meeting minutes – October 15, 2007 meeting  
Chairman Sweeny noted the minutes omitted Alternate Domenic Scarpulla who was in attendance. Harry Colgan made a motion to approve the minutes as corrected. Leigh Palmer seconded the motion. All in favor. Motion carried.

**REGULAR SESSION**

1. The application for subdivision approval for waterfront property currently owned by CSX was reviewed and discussed. The Mayor presented the details the Village will be considering for a future park at that location.
2. A letter from CSX authorizing the Village of Tivoli to seek any necessary site plan, subdivision or other development approvals on its behalf in connection with the proposed waterfront development project.
3. Submission of Long Environmental Assessment Form; and
4. Subdivision Plan dated 6/23/08.

Discussion occurred concerning costs to Village, if any. Also discussed easement issues and will ask Crawford and Associates to clarify the boundary lines on the map. It was noted that the ZBA will need to review for an area variance.

A motion was made by Harry Colgan to accept the Village Board of Trustees as outlined in the coordination request as Lead Agency. The motion was seconded by Gary DiMauro.

In favor:

Peter Sweeny  
Gary DiMauro  
Harry Colgan  
Robert Roff  
Leigh Palmer (Alternate for absentee Navin Sharma)

All in favor. Motion carried.

The Board noted that Michele Grieg, Professional Planner for Greenplan is reviewing technical data for the Village.

Chairman Sweeny stated that the subdivision request seems to be fine, but when site plan review is done he knows there will be questions and concerns.

Village Attorney Chale noted that procedurally subdivision approval refers issues of variances to the ZBA. Variances may need to be addressed in the LWRP (Local Waterfront Revitalization Program). Some issues concerning variances are:

- lot width dimensions
- minimum lot size
- access

Also noted and discussed was Diana Street. Village considers it public access. CSX says it is not public crossing. If CSX hold firm, variance for easement will be required.

Chairman Sweeny questioned whether the parcel could be considered one lot or treated as 2 lots.

A motion was made by Harry Colgan and seconded by Gary DiMauro to ask the ZBA for a determination on lot size, access to parcel and lot dimensions.

In favor: Peter Sweeny  
Gary DiMauro  
Harry Colgan  
Robert Roff  
Leigh Palmer (alternate member vote for absentee Sharma)

All in favor. Motion carried.

A motion was made by Harry Colgan and seconded by Gary DiMauro to set Public Hearing for August 18<sup>th</sup>, at 7:00 pm for Subdivision of CSX Waterfront Parcel with continued Public Hearing on August 25<sup>th</sup>, 2008.

In favor: Peter Sweeny  
Gary DiMauro  
Harry Colgan  
Robert Roff  
Leigh Palmer (alternate member vote for absentee Sharma).

All in favor. Motion carried.

Discussion occurred concerning the LWRP recommendations, comments and consistency which will be further discussed and reviewed at the workshop meeting on August 11<sup>th</sup>, 2008.

Board requested the Secretary to research what records there are concerning their required yearly (4 hour) training.

**ADJOURNMENT**

On a motion by Gary DiMauro and seconded by Leigh Palmer the meeting was adjourned at 8:21 pm. All in favor. Motion carried.

Respectfully Submitted,

Marina L. Schmid  
Secretary