

**Tivoli Village Planning Board Meeting
Minutes of Monthly Planning Board Meeting
July 20, 2009**

CALL TO ORDER/ DETERMINATION OF QUORUM

Meeting was opened at 7:08 pm and a quorum was determined to be present for the conduct of business.

Planning Board Attendees:

Acting Chairman Harry Colgan
Alternate: Leigh Palmer
Alternate: Domenic Scarpulla

Also Present:

Village Trustee Susan Ezrati
Village Attorney Christine Chale
Bernard Tieger
Patricia Tieger
Kathryn Rebillot
ZBA Chairman Mike Braun
Maria Lewis
Mark Bennett
Recording Secretary Gabrielle Green

Absent:

Chairman Peter Sweeny
Navin Sharma
Robert Roff

OLD BUSINESS

Dominic Scarpulla moved to approve the minutes of June 15th, 2009 as amended. Leigh Palmer seconded the motion. All were in favor. Motion carried.

NEW BUSINESS

Lot Line Adjustment between 15 and 22 Friendship Street: The applicant Kathryn Rebillot came before the Board because she did not have her Mylar signed by the County in time and needed her Lot Line Adjustment to be reapproved. Leigh Palmer made a motion to waive the public hearing; Domenic Scarpulla seconded the motion and all were in favor. It was established that there were no changes to the application since the last time it was approved. Leigh Palmer made a motion to approve the Lot Line Adjustment and Domenic Scarpulla seconded the motion. All were in favor. Motion carried.

Application for Site Plan for 52 Broadway, Santa Fe Restaurant: Maria Lewis, Santa Fe's Treasurer presented to the Board a site plan application for a retractable awning on the front of

the building that would overhang the porch area. The structure is a roll-out, retractable awning that will be permanently attached to the front of the building. The deck is 28' x 10' and the awning will cover 28' x 10'. Board member Scarpulla asked Maria if there was any signage on the awning and whether it was retractable by hand or motor. Maria replied that there was not going to be any signage on the awning and that it would retract by hand. A question arose as to whether the applicant had a sufficient site plan for the project. The discussion was tabled.

New Sign at 8 Montgomery: The site plan for 8 Montgomery had been previously approved with a sign on the property. It was decided that the only change would be new artwork on the sign and that the plans for the new sign art would be included with the previously approved site plan.

Application for Site Plan for 48 Broadway: The application was to convert the upstairs office space into an apartment. A motion was made by Acting Chair Colgan and seconded by Leigh Palmer to schedule a joint Public Hearing with the ZBA for August 17th, 2009. All in favor, motion carried. Leigh Palmer made a motion to request that the Planning Board be the Lead Agency in the Site Plan Application for 48 Broadway; Dominic Scarpulla seconded the motion. All were in favor; motion carried. Dominic Scarpulla made a motion to send copy of action to the Dutchess County Planning Board for approval; Leigh Palmer seconded the motion. All were in favor.

Application for Site Plan for 52 Broadway, Santa Fe Restaurant: The Board decided to refer the application back to Code Enforcement Officer Steve Cole to make a determination if and why Planning Board intervention is needed based on sight, structure or sign issues. The Board does not find these issues problematic.

ADJOURNMENT

Dominic Scarpulla made a motion to end the meeting at 8:13 pm and was seconded by Leigh Palmer. All were in favor. Motion carried.

Respectfully Submitted,

Gabrielle G. Green
Secretary
Planning Board