

DRAFT
Tivoli Village Zoning Board of Appeals

Minutes of Monthly Zoning Board of Appeals Meeting

October 15, 2008

CALL TO ORDER/ DETERMINATION OF QUORUM

Meeting was opened at 7:00 pm and a quorum determined present for the conduct of business.

Zoning Board of Appeals Attendees:

Michael Braun, Chairman
Joseph Cicileo
Karen Cleaveland
Laura Gail Tyler
Robin Logan (alternate)

Absent:

Donna Griffith
Vin Roca (alternate)

Also Present:

Village Attorney Christine Chale
Rebecca M. Blahut, Attorney, McCabe & Mack, LLP
Recording Secretary Marina L. Schmid

BUSINESS SESSION

The Public Hearing for Trombly/Chang that was scheduled for September did not occur as the Board did not have a quorum.

A motion was made by Karen Cleaveland to set the Trombly/Chang Public Hearing for the requested Variances at property located at 11 Pine Street for October 27, 2008 at 7:00 pm with a site visit scheduled at 6:30 PM on that same evening. Motion seconded by Joseph Cicileo. All in favor. Motion carried.

Concerning the Special Permit request from Stuart Hannan for 69 Broadway, Karen Cleaveland has recused herself. Chairman Braun requested that Karen Cleaveland leave the meeting as well, which she did. Chairman Braun stated that Robin Logan who is an alternate will be voting in place of Karen Cleaveland at this meeting.

Attorney Rebecca Blahut representing Stuart Hannan requested that the Board set a Public Hearing on the application at its next available meeting and submitted a cover letter with a summary of the history of this project and a Full Environmental Assessment Form to the Board.

A discussion occurred concerning the dimensions. Chairman Braun stated that the Board needs to know it will be above a certain size and if 2 apartments. Need certified drawings.

A resident, Danielle Ohanesian asked how many residents per dwelling unit?

A discussion concerning the Planning Board acting as Lead Agency occurred. Attorney Chale suggested a coordinated review between the ZBA and the Planning Board with the Planning Board acting as Lead Agency.

A motion was made by Joe Cicilea and seconded by Laura Gail Tyler to schedule a Public Hearing on October 27, 2008 at 7:15 pm concerning the request of the Applicant, Stuart Hannan for a Special Permit to construct 2 dwelling units secondary to business use on the second floor of existing structure at property located at 69 Broadway. All in favor. Motion carried.

A motion was made by Laura Gail Tyler and seconded by Robin Logan to determine the action as a Type 1 and to defer to the Planning Board as the Lead Agency. All in favor. Motion carried.

Attorney Chale asked Chairman Braun if there is an Escrow at this time? Chairman Braun stated that no, not at the present time. It can be set at a later date.

ADJOURNMENT

A motion was made by Joe Cicileo and seconded by Robin Logan to adjourn the meeting at 7:15 pm. All in favor. Motion carried.

Respectfully submitted,

Marina L. Schmid
Secretary,
Zoning Board of Appeals

