

**Minutes of September 21, 2009 ~ Meeting/Joint Public Hearing
Planning Board and Zoning Board of Appeals**

Present:

Zoning Board Members: Chair Mike Braun

Joe Cicileo

Laura Gail Tyler

Planning Board Members: Chair Peter Sweeny

Harry Colgan

Robert Roff

Dominic Scarpulla

Village Board Liaison Susan Ezrati

Mayor Thomas Cordier

Village Attorney Christine Chale

Public: Bernard Tieger

Patricia Tieger

Recording Secretary: Gabrielle Green

Absent: Karen Cleaveland

Robin Logan

Alternate Bob Juliano

The Zoning Board meeting was convened at 6:55 p.m.

Chair Braun asked the Board to review the minutes of August 24, 2009. Laura Gail Tyler made a motion and Joe Cicileo seconded the approval of the minutes. The vote was called and the motion was approved.

The Planning Board was convened at 7:01 p.m.

48 Broadway – Bernard and Patricia Tieger Special Use Permit/Site Plan Approval: Chair Sweeny stated how there was a special meeting the prior week (September 14, 2009) to review the EAF and that there was a negative declaration. The Zoning Board also agreed to have a joint Public Hearing with the Planning Board at this special meeting.

Planning Board Chair Peter Sweeny asked for a motion to open the joint Public Hearing. Harry Colgan made the motion and Dominic Scarpulla seconded the motion.

Zoning Board Chair Mike Braun asked for a motion to open the joint Public Hearing. Joe Cicileo made the motion and Laura Gail Tyler seconded the motion.

Chair Sweeny invited any interested parties to come forward and comment on the 48 Broadway Special Use Permit/Site Plan Approval. It was noted that there were no public comments, nor were there any written comments received. Harry Colgan made a motion and Rob Roff seconded the motion to close the

Planning Board Public Hearing. Joe Cicileo made a motion and Laura Gail Tyler seconded the motion to close the Zoning Board Public Hearing.

The Board members discussed the case and reasoned that the planned apartment met Village codes. The apartment is approximately 1,000 square feet, it's a secondary use, no additional construction is being done and it is consistent with other buildings in the area that have second floor dwellings

Joe Cicileo made a motion to approve the Special Use Permit and Laura Gail Tyler seconded the motion. All were in favor.

Chair Braun noted how the next regular meeting was scheduled for October 26, 2009. Joe Cicileo made a motion to adjourn the Zoning Board meeting at 7:08 p.m. and Laura Gail Tyler seconded the motion.

Attorney Chale asked Chair Sweeny how the parking requirement for the planned apartment was handled. Chair Sweeny stated that the Zoning Enforcement Officer reviewed the plan and it is in excess of the requirement. Applicant Patricia Tieger noted how there are a total of six spaces for the whole building. Dominic Scarpulla questioned if that was considered enough for the retail space downstairs as well. Harry Colgan assured him that the six spaces met state requirements.

Harry Colgan stated that there was a negative declaration on the EAF and an approved Special Permit from the ZBA. After reviewing the site plan with updated materials, it was determined that there was adequate parking to continue site plan as it exists. These findings, including the determination that there would be no additional changes to exterior of building, County declaration that the case is a matter of local concern and no comments from public, Planner Colgan moved to approve the site plan as presented by the applicants. Dominic Scarpulla seconded the motion. All were in favor. Motion carried.

Chair Sweeny asked the board to review the minutes of July 20th, 2009. Harry Colgan made a motion to approve the minutes, Dominic Scarpulla seconded the motion. All were in favor.

Chair Sweeny asked the board to review the minutes of September 14th, 2009. Harry Colgan made a motion to approve the minutes, Rob Roff seconded the motion. All were in favor.

Harry Colgan made a motion to adjourn the meeting at 7:20 p.m. Dominic Scarpulla seconded the motion. All were in favor.

Respectfully submitted,

Gabrielle Green
Recording Secretary