

Planning Board November 29, 2021, Meeting Minutes

The meeting was held via Zoom at 7:00 pm

Present: Chairperson Pat Bianconi, Pat Foser, Pam Sheradin and Frank Zimdahl

Absent: Michele Murphy

Others Present

Village Officials: Clerk Ann Balloni, Trustee Grace Bates, and Code Officer Dan Green

Members of the Public: Tracy Leffingwell, John & Sara Miller, John Wendler, and Todd Zwigard

Call to Order: Ms. Bianconi called the meeting to order at 7:00 pm.

Changes to the Agenda: The public hearing and review of Application #21-32 is postponed until a complete application with a detailed site plan and a drainage plan for the Special Use Permit is submitted.

Approval of Minutes: On motion by Zimdahl, seconded by Foser, the Planning Board voted to approve the October 27, 2021, minutes.

AYES: Bianconi, Foser, Sheradin and Zimdahl

NAYS: None

ABSENT: Murphy

Motion carried unanimously.

Announcements: No announcements

Old Business: No Old Business was discussed

New Business

Application #21-41 from John & Sara Miller for renovations at 448 Main St (Tax Map #181.12-1-23)

On motion by Foser, seconded by Sheradin, the Planning Board voted to deem Application #21-41 substantially complete.

AYES: Bianconi, Foser, Sheradin and Zimdahl

NAYS: None

ABSENT: Murphy

Motion carried unanimously.

Ms. Bianconi noted that the applicants submitted Part 1 of the Short Environmental Assessment Form (SEAF) and that the project is a Type 2 Action under the State Environmental Quality Review Act (SEQRA), requiring no further environmental review.

Ms. Bianconi noted that Mr. Miller added measurements on the November 24 site plan and clarified that “pool” is in fact a “jacuzzi”. Ms. Bianconi added that “signs” is checked on the application form and explained that only permanent signs are applicable, not contractor/construction signs.

Mr. Zwigard, architect for the applicants, described a 234 sq ft addition on the east side of the house and a 319 sq ft garage near the southeast corner of the property. Mr. Zwigard noted the placement of

the garage is in line with an existing curb cut to Sherwood Road. The addition and the garage meet Village Zoning Law setback and accessory structure requirements. The Planning Board referred to sections 503 and 405, respectively, confirming that the project conforms with the law.

A low privacy hedge is planned for the front of the house, increasing to 6'-8' on the north and south sides, along with a 4' privacy fence to enclose the proposed patio/jacuzzi area off the south side of the addition.

Some excavation is needed for a dry well to divert storm water away from the basement, which requires waterproofing. Mr. Zimdahl questioned why the run-off was not drained into the storm sewer and Mr. Miller replied that their goal is to decrease added run-off into the lake and the dry well is less costly than hooking up to the storm drain. Mr. Miller noted that he is "open to other options".

Ms. Sheradin questioned the amount of excavation needed for the drainage plan and Ms. Bianconi replied that Officer Green confirmed that the amount of excavation, 9 cubic feet, is well below the 25 cubic yards that would trigger a Special Use Permit.

Ms. Sheradin asked about the garage and Mr. Miller showed the Board a picture from his phone that he will print for the file. The garage is a prefab, barn style with siding that will match the house.

The Planning Board reviewed the Site Plan Checklist in section 903 of the Village Zoning Law and found that the application conformed with all applicable items. Ms. Bianconi questioned if the patio lighting will be night-sky compliant and Mr. Miller replied "yes". Ms. Bianconi advised the applicants to submit a construction schedule to the code officer when they are ready to begin.

On motion by Zimdahl, seconded by Sheradin, the Planning Board voted to approve Application #21-41 as submitted.

AYES: Bianconi, Foser, Sheradin and Zimdahl

NAYS: None

ABSENT: Murphy

Motion carried unanimously.

Adjournment: On motion by Sheradin, seconded by Foser, the Planning Board voted to adjourn the meeting at 7:40 p.m.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk