

Planning Board January 26, 2022 Public Hearing and Regular Meeting Minutes

The meeting was held via Zoom at 7:00 pm

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

Others Present

Village Officials: Clerk Ann Balloni, Code Enforcement Officer Dan Green, Community Preservation Panel member Claire Morehouse, and Historian Dr. Linda Schwab

Members of the Public: Brian Fitzgerald and Anne & Pat Reilly

Public Hearing

Application #21-32 from Brian Fitzgerald for a Special Use Permit for Excavation to Construct a New House at 563 Main St (Tax Map #181.08-1-6.1)

Ms. Bianconi called the Public Hearing for application #21-32 to order at 7:00 p.m.

Public Comment:

Pat Reilly (see attached email): Mr. Reilly questioned if the barn would be used as a commercial space for events.

Claire Morehouse: Ms. Morehouse questioned if the height of the barn on the revised site plan changed from the plans reviewed by the Community Preservation Panel.

Dr. Linda Schwab: Dr. Schwab asked permission from the applicant to survey the property during excavation for archeological artifacts.

Addressing each question, Mr. Fitzgerald responded that the barn will not be used as a commercial space, the height of the barn is the same as when the application was reviewed by the CPP, and he will discuss with Dr. Schwab a time to survey the property during excavation.

On motion by Foser, seconded by Sheradin, the Planning Board voted to close the Public Hearing for Application #21-32 at 7:08 p.m.

Call to Order: Ms. Bianconi called the regular meeting to order at 7:09 p.m.

Changes to the Agenda: No changes

Approval of Minutes: On motion by Foser, seconded by Zimdahl, the Planning Board voted to approve the November 29, 2021 minutes.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Announcements: Ms. Bianconi informed the Board that the first meeting of the Zoning Revision Committee was earlier that day.

Old Business: No Old Business was discussed

New Business

Application #21-32 from Brian Fitzgerald for a Special Use Permit for Excavation to Construct a New House at 563 Main St (Tax Map #181.08-1-6.1)

Ms. Bianconi noted that the project is a Type 2 Action under the State Environmental Quality Review Act (SEQRA) requiring no further environmental review. Ms. Bianconi further noted that Application #21-32 received a Certificate of Appropriateness from the Community Preservation Panel on October 26, 2021.

On motion by Zimdahl, seconded by Murphy, the Planning Board voted to deem Application #21-32 substantially complete.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Mr. Fitzgerald reiterated his intent to build his house in keeping with the style of existing houses in the village.

Ms. Sheradin questioned the construction times, specifically for the heavy equipment during excavation. Mr. Fitzgerald replied that the contractors will work Monday-Friday, though he may do minor work on the project when he is here on the weekends.

Ms. Bianconi questioned the repositioning of the swales and Mr. Fitzgerald explained that the swales were moved so they did not flow under the house, but the water will connect with the existing contour on the south edge of the property to the lake.

Ms. Bianconi requested permission from Mr. Fitzgerald to initial and date changes on the site plan for the following:

- Removal of designation of “natural gas” under utilities
- The roof line on the east elevation from 26’9” to 29’6”
- North elevation: garage-27’1.5”, connector-16’17”, house-23’4”

Mr. Fitzgerald stated “I give you full permission.”

Site Plan Review:

The Planning Board reviewed the Site Plan Checklist in Section 903.C. of the Village Zoning Law and had the following questions:

Ms. Foser questioned plantings along the shoreline, post construction. Mr. Fitzgerald replied that he is not removing any trees or vegetation along the shoreline.

Ms. Bianconi questioned if the height of the house is from the ground level and if there is any plan to add fill or increase the grading of the property. Mr. Fitzgerald replied that there is no berm planned and nothing will be raised.

Mr. Fitzgerald confirmed that there are no outbuildings or fences planned and there will be no commercial activity.

On motion by Foser, seconded by Sheradin, the Planning Board voted to approve Application #21-32 as submitted, with the site plan changes dated January 26, 2022, initialed by Ms. Bianconi as authorized by Mr. Fitzgerald, including a Special Use Permit for excavation.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Adjournment: On motion by Murphy, seconded by Zimdahl, the Planning Board voted to adjourn the meeting at 7:35 p.m.

AYES: Bianconi, Foser, Murphy, Sheradin and Zimdahl

NAYS: None

Motion carried unanimously.

Respectfully submitted,

Ann Balloni
Village Clerk