

Drainage to be reviewed and percolation tests required prior to building permit.
Demolition subject to asbestos/lead abatement and dust control.

Public Comment:

Jane Graumann lives across the street. She expressed concern about demolition dust and drainage issues.

Jeff Wright lives next door. He asked about setbacks, construction hours, building height, and timeframe.

Resolution:

Final site plan approval granted for Lots 6.1 and 6.2 with conditions. Approved unanimously.

4. 45 Route 59 – Proposed Warehouse/Showroom

Applicant: Billy Duzgund (represented by Adra Mounier, Lighthouse Architecture)

Description: New prefabricated metal building for cabinetry business (storage/showroom).

Highlights:

2/3 storage, 1/3 showroom with office/restroom.

8 parking spaces including ADA. Handicap space will be adjacent to building.

Limited deliveries via vans.

Dumpster at rear with enclosure.

Referral to ZBA required for variances.

DOT review required for curb cut. Discussion about possible change to curb cut for circulation in lot as well as landscaping and lighting. Village Arborist will review proposed landscaping.

Resolution: Application remains preliminary. Public hearing open. Continued to October 6, 2025.

5. 25 Ackerman Place & 16 Fourth Avenue – Lot Merger/Subdivision Issues

Applicants: Lara Winterkorn & Daniel Fenjves

Description: Addressing unpermitted accessory structures on subdivided lots.

Discussion included merger option or amended approvals requiring variances.

Dominick Pilla, resident, stated that this issue was the fault of the Village and they should make it right.

The Chair inquired about the uses of the structures on the property. The owner stated that her husband uses the shed as his home office. This building was put up without a permit and contains heat and air conditioning. There is no CO on this structure.

The Chair advised the property owner to seek professional legal advice on this issue.