

Over the 35 years that we have lived here, there have been many structural additions and changes on the hill. Cumulatively those changes have created a great deal of unabsorbed runoff water and soil. Unfortunately, much of that runoff enters our property at the bottom of the hill, mainly from the north and west side. This has caused difficult water and erosion problems.

The present proposal for Lot #2 is to extend the existing driveway south and then turn the driveway at a right angle to the east behind the present residence. After the turn the macadam parking area will be 5 to 10 feet from our rear property line. The addition of a residence on Lot #1 is a major concern for us. Even with the proposed removal of the existing garage, there will be more un-absorbable ground covering that may add to an already existing erosion problem.

The driveway on Lot #2, entering from Tallman Ave. is higher at the entrance and lower at the back, which will be 5 feet from our rear yard. This downward pitch will create more runoff water into our yard. In addition, the removal of the drain in Lot #1 (next to the proposed western property line of Lot #2) will only add to the problem. Together these problems should be considered and addressed. Thank you for your attention.

BOARD ACTION-- *Voletsky is going to recuse-- Storm Water Drainage Plan-- Application remains open for further subdivision and site plan developments to further develop the final plans.*

9. **2-4 S. Franklin Street (AKA 143 Main Street) and 145 Main Street. Application for a minor subdivision approval and Special Permit for the merger of two lots. Property is in DMU-1 zoning district. Surveys, subdivision plats and permit application documents should contain the address for SBL66.37-2-15 as listed on the tax rolls as 2-4 S. Franklin Street.**

Article V, VON§360-5.8C provides a list of 18 documents (copy enclosed) to be submitted as part of the preliminary plat. The following issues, corresponding to the numbered list, need to be addressed:

7. *View Corridor at Main Street must be identified.*
8. *Indicate sewer and water mains on property.*
9. *Provide width of Main Street in vicinity of subject properties. Eliminate reference to NYS Route 59.*
16. *Separate property surveys from a licensed land surveyor have been provided. Final plat is required to be signed and sealed by a NYS licensed land surveyor.*
18. *Title abstracts and municipal violations report indicating premises are free from violations to be provided.*

ATTACHMENT 360-5.8C:Required information. The following documents shall be submitted as part of the preliminary plat:(a) Eight copies of the preliminary plat prepared at a scale of not more than 100 nor less than 50 feet to the inch, showing the following items:

- [1] *Proposed subdivision name, name of Village and county in which it is located, date, true North point, scale, name and address of record owner, subdivider and engineer or surveyor, including license number and seal.*
- [2] *The name of all subdivisions immediately adjacent and the name of the owners of record of all adjacent property.*
- [3] *Zoning district, including exact boundary lines of district, if more than one district, and any proposed changes in the zoning district lines and/or the Zoning Chapter*

- text applicable to the area to be subdivided.
- [4] All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
 - [5] Location of existing property lines, easements, buildings, watercourses, marshes, rock outcrops, wooded areas, significant trees, historically significant features, view corridors to the Hudson River along public rights-of-way and other significant existing features for the proposed subdivision and adjacent property.
 - [6] Location of existing sewers, water mains, culverts and drains on the property, with pipe sizes, grades and direction of flow.
 - [7] Contours with intervals of two feet or as required by the Board, including elevations on existing roads. The grading plan shall show natural and proposed contours if such exceed a two-foot change.
 - [8] The width and location of any streets or public ways or places shown on the Official Map or the Master Plan within the area to be subdivided and the width, location, grades and street profiles of all streets or public ways proposed by the developer.
 - [9] The approximate location and size of all proposed water lines, valves and hydrants and sewer lines and fire-alarm boxes; connection to existing lines or alternate means of water supply.
 - [10] Storm drainage plan indicating the approximate location, size and type of storm drains and their proposed lines and profiles. Connection to existing lines or alternate means of disposal.
 - [11] Plans and cross sections showing the proposed location and type of sidewalks, street lighting standards, trees, curbs, water mains, the character, width and depth of pavements and subbase, the location of manholes, basins and underground conduits, and any retaining walls proposed to be over four feet in height.
 - [12] Plans for sanitary sewers, connections to existing lines or alternate means of treatment and disposal.
 - [13] Preliminary designs of any bridges or culverts which may be required.
 - [14] The proposed lot lines, with approximate dimensions and area of each lot.
 - [15] Where the topography is such as to make difficult the inclusion of any of the required facilities within the public areas as laid out, the boundaries of proposed permanent easements or under private property. The permanent easements shall be of adequate width and shall provide satisfactory access to an existing public highway or other public highway or public open shown on the subdivision plat or the Official Village Zoning Map.
 - [16] An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified to by a licensed land surveyor. The corners of the tract shall also be located on the ground and marked by substantial monuments of such size and type as approved by the Village Engineer and shall be referenced and shown on the plat.
 - [17] A bulk table.
 - [18] A title abstract, and a municipal violation report indicating that the premises are

free from violations.

Village Planner Comments *The Project consists of the merger of two adjacent lots at the corner of Main Street and South Franklin. The Project developer is DR Pilla which currently occupies the corner building at 143 Main Street. The Project is in the DMU-1 zoning district. The two buildings on each lot at 143 and 145 Main Street will be re-developed to create one building.*

The merger will result in a total of 6,584 sf. in a three-story building. Project will consist of 2,556 sf of restaurant space. This is an existing first floor space in the 145 Main Street building. Existing office space will remain on the 3 floors of 143 Main Street. A new residential entrance to the elevator lobby will be developed on Main Street in a portion of 145 Main Street. There will be 8 units on three floors. Project will include a first-floor roof terrace at the rear of the one-story portion of 145 Main Street. Additionally, two balconies for the second and third floor residential units will be provided at the rear of the building. There will be a green roof and outdoor space on the roof of 145 Main Street. Proposed size of the apartments 450 for efficiency apartments.

The Project will use the 1,646-sf green roof as a sustainability bonus that will add 0.25 FAR to the total 2.25 FAR Project. The Developer is also using a 10 percent affordability bonus for one affordable workforce housing unit.

ZBA Variance – *Applicants will require an area variance from the ZBA for three parking spaces. Eight spaces are required for the 8 residential units. There are 33 spaces required for the office/retail and restaurant uses. The existing parking requirement is 38 spaces. There are 41 spaces required for the new project. The difference is the three spaces which need a parking variance from the ZBA.*

SEQRA – *The proposed action is a Type II action based on 617.5(c)(18)-- “reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special-use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part;” LWRP - Based on the Village Code, as a Type II action, this is consistent with LWRP policies.*

Applicant-- DR Pilla--Darua Tutko-- explained the project

Member Klose requested that the narratives be expanded to describe the green roof, affordable housing and other aspects of the project

Member Klose explained the grandfathered parking situation to other newer board members and expressed the view that grandfathered parking allocations bear no rational relationship to the actual availability of parking for occupants of this particular building.

Public- NONE

BOARD-- Motion by Klose to close public hearing with respect to the recommendation to the ZBA re: parking Variances by the ZBA- Seconded by Voletsky -- 5-0 relative to the ZBA approval or referral

The Planning Board makes NO recommendation as to the request for three space parking variances on the grounds that the grand-fathered aspect of parking in the commercial zone bears no reasonable relationship to the actual need for parking for each particular building and until there is legislative action by the Village Board the planning guidance is irrelevant for this type of application. Jennifer Knarick seconded. Approved 5-0-- NO recommendation as to whether the ZBA should approve or disapprove of the parking variance for this particular .

BOARD-- Site Plan remains open.

OTHER BUSINESS-- Motion to adjourn by Voletsky, seconded by Rothschild - passed by a vote of 5-0. Meeting was adjourned at 8:29 PM.