

Building Inspector- An area variance is required from Article IV, VON§360-4.3, Dimensional Standards Table 4-1 for a rear yard of 27.6' where 37.5' is required. The ARB conditionally approved the project on September 22, 2021.

SEQRA – The proposed action is a Type II action based on 617.5(c)(11) "construction or expansion of a single family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections. **LWRP** - based on the Village Code, as a Type II action, this is consistent with LWRP policies.

Village Planner-There are no apparent site plan issues related to this application. It will need a 10' area variance for the rear yard setback.

Applicant-- NO APPLICATION FOR THIS EVENING on for adj purposes only

Public -- hearing none

3. 87 Piermont Avenue. Kier Levesque for Paul and De Gray. Site Plan application for the construction of a new single-family home and request for recommendation to ZBA for required variance. *Property is in the TFR zoning district.*

SEQRA – The proposed action is a Type II action based on 617.5(c)(11) "construction or expansion of a single family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections. **LWRP** - based on the Village Code, as a Type II action, this is consistent with LWRP policies.

Village Planner- ZBA approved during November Meeting 11/29/2021

Applicant-- to return for Site Plan Approval. *On for adj purposes only*

Public -- NONE

BOARD-- NO ACTION

4. 65 South Broadway. DR Pilla for Art Café. Site Plan application to construct a wood framed pergola above existing front yard dining and request for recommendation to ZBA for required variances. *Property is in DMU-1 zoning district.*

Building Inspector -Area variances are required from Article III, VON§360-3.2E(1)(c) for an accessory structure not located in side or rear yard, from 360-3.2E(1)(f) for an accessory structure closer than 25 feet from a street line and from 360-3.2E(1)(e) for an accessory structure not located at least 4 feet behind the front façade of the principal building.

ZBA held the public portion of the application open, on 11/29/2021, and sent the applicant back to the Planning Board for review of the site plan.

Village Planner--Concerns from the library concerned that the hedges on the side might be damaged by the installation of the paving on the left side. In reviewing the plans, the hedges are remaining and are on the applicant's property. Moreover there is no paving or other construction in this area. Construction which will include digging several post holes are on the other side of the property (right side). This will have no impact on the area near the library. Another comment was that the walkway leading to the library was indicated as concrete applicant changed it to paved walkway. Note the walkway was not on the applicant's property with nothing planned for the walkway. Finally ARB made a comment about the scroll along the pergola. This has nothing to do with the Planning Board. The PB can indicate that they have reviewed revised plans and have no further revisions. The PB is ready to approve the plan after ZBA approves the necessary variances and satisfies the ARB's comments.

Applicant-- Sara from DR Pilla--Dan Kramer-- confirmed do not want covered structure- agreed that they would seek further approvals if they were to cover the pergola

Public -- hearing NO PUBLIC comment,

BOARD-- Motion by Klose to close public hearing with respect to the proposed Site Plan upon approval of the Variances by the ZBA- Seconded by Kestenbaum Approved - 3 -0 to close the public hearing

BOARD-- Motion by Klose to accept the Site Plan AS NOTED DT/SM-DRP 16-025 12/1/2021-- subject to reasonable conditions imposed by the ZBA during the variance process including the increased floor plan as increased over the years-including the ARB approval by email in the past and without covering the pergola without future land use approval.- Second by Kestenbaum - Vote 3 -0. Approved. **5.13 Central Avenue. Dylan Hopkins. Application for an administrative extension of site plan approval for a swimming pool issued August 2020. Property is in the SFR-1 zoning district. SEQRA** – This is a Type ii action and can be administratively approved for an extension of the site plan approval for a swimming pool.

Building Inspector -Applicant is seeking an administrative request from the Planning Board (no public hearing) to extend the building permit beyond the expiration date, pursuant to Article V, VON§360-5.5A: § 360-5.5: Expiration of approvals and permits. A. Every building permit, certificate of appropriateness and approval by the Planning Board or Architectural Review Board shall expire if the work authorized has not commenced within 12 months after the date of issuance or approval or has not been completed within 24 months from such date. If no zoning amendments or other Village regulations affecting the subject property have been enacted in the interim, the Building Inspector shall authorize in writing the extension of the latter period by an additional two (2) years, following which no further work is to be undertaken without a new building permit or approval of the Planning Board or Architectural Review Board.

Approved 2 year extension from August 2021 (expiration end of current site plan) to

August 2023

This is not a public Hearing matter -- SEQRA – the Planning Board has previously issued a Negative Declaration on this project. The Project has not changed from the previously approved plans. The Board can approve the extension of building permit beyond the expiration date, pursuant to Article V, VON§360-5.5A:

BOARD - Klose moves to grant the extension of time to commence construction of the Project for a period of two years; with the time to complete construction of the Project being predicated starting August 2021. Except as otherwise expressly provided herein, all conditions of the original conditions, resolutions and Site Plan approval shall remain in full force and effect, together with any and all additional requirements by the Building Department. —Seconded by Kestenbaum -- Vote 3-0 to extend the approvals of both site plan and for building permits for two year is approved.

- 5. **5 Duryea Place. Mack. Application for tree removal. Property is in the TFR zoning district. Arborist’s letter included. Village Planner – The Planning Board should discuss replacement of appropriate trees in their review and approval.** *5. SEQRA – The proposed action is a Type II action. LWRP – based on the Village Code, as a Type II action, this is consistent with LWRP policies.*

Applicant— *Perfect Cut Arborist-1. Remove (1) Maple/Acer ... right comer of property .. .In decline; 2. Remove (1) Maple/Acer .. .left comer of property .. .in decline*

PUBLIC-- none.

BOARD-- NONE

BOARD -- *Applicant did not appear — No action by Board as need to discuss tree replacement with applicant/arborist requiring appearance*

- 7. 6. **23 Route 59. Claudio Iodice. Continuation of Site Plan application for proposed retail/warehousing building Property is in CC zoning district.**

ARB conditionally approved the application on July 21, 2021 with approval of conditioned issues granted on July 26, 2021. ZBA-Applicant was granted variances from the following code sections on November 9, 2021:

- a. Article IV, VON§360-4.3, Dimensional Standards Table 4-1, for a front yard setback of 60’ where the minimum required setback from street is 15’ and maximum permitted setback is 25’.
- b. Article IV, VON§360-4.3, Dimensional Standards Table 4-1, for a side yard setback to the east of 0’, adjacent to residential zone SFR-2, where 15’ is required.
- c. Article IV, VON§360-4.3, Dimensional Standards Table 4-1, for a minimum setback for both side yards of 0’, where 15’ is required.